



WHITE PEAK Planning

Matter 24 Hearing Statement: The Proposed 'East of Luton' Sites

North Hertfordshire Local Plan Examination:
Further Matters, Issues and Questions

On behalf of Bloor Homes

February 2020

Ref: 2012.002

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Bloor Homes

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Authorised for and on behalf of White Peak Planning Ltd.

**Rob White
Director**

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1.0 Introduction

1.1 Background

- 1.1.1 This Statement has been prepared by White Peak Planning on behalf of Bloor Homes.
- 1.1.2 Bloor Homes control a substantial tract of land within the area identified in the Local Plan submission version as the Land East of Luton allocation (site references: EL1 and EL2).
- 1.1.3 The remainder of the allocation (Site EL3) is controlled by The Crown Estate and combined, the 'East of Luton' sites are proposed to be allocated in the North Hertfordshire Local Plan for the development of 2,100 dwellings, with 1,950 of these dwellings intended to contribute towards meeting Luton's unmet housing need of 9,300 dwellings. The remaining 7,350 dwellings are proposed to be provided within Central Bedfordshire.
- 1.1.4 Bloor Homes has submitted an outline planning application to North Hertfordshire District Council (NHDC) for the majority of sites EL1 and EL2 (planning application reference: 17/00830/1) for up to 1,400 new homes, as well as a local centre, primary school and all-through school.
- 1.1.5 In addition, The Crown Estate has submitted an outline planning application to NHDC (ref: 16/02014/1) for 660 new homes covering Site EL3 of the Land East of Luton allocation.
- 1.1.6 The application documents can be viewed on the Council's website via the following link: <https://pa2.north-herts.gov.uk/online-applications/>
- 1.1.7 Submissions were previously submitted with regards to Green Belt in our Hearing Statement Matter 7 Countryside and Green Belt dated November 2017 and Hearing Statement Matter 10 Luton (Cockernhoe) dated January 2018.

2.0 Responses to Inspector's Further Matters, Issues and Questions

2.1 Issue 24.1 (a)

'Does the Growth Options Study provide a comparative assessment of the options for addressing the unmet needs of Luton Borough?'

- 2.1.1 The aim of the Growth Options study is set out in section 1 of the document. It clearly does provide a comparative assessment for addressing the unmet needs of Luton Borough. It provides each of the local authorities with information to enable them to compare the potential growth locations and decide which would be suitable for further assessment, e.g. through a Strategic Housing Land Availability Assessment (SHLAA), Sustainability Appraisal or other relevant assessments. As para 1.3 makes clear, the study was intended to be used alongside other studies.
- 2.1.2 The options to meet the unmet need within each local authority were in turn informed by the agreement as the proportionate distribution of the unmet need between the authorities as set out in MOU8 (April 2017), which satisfies the requirement to fulfil the Duty to Cooperate.

2.2 Issue 24.1 (b)

'From the Council's analysis in Paper C (see paragraph 39) of its response to my letter dated 9 July 2019, the Growth Options Study does not identify sufficient alternative growth locations with strong links to Luton – either through physical proximity or high-quality public transport accessibility – that would allow Luton's unmet housing needs to be met on land that is preferable in Green Belt terms to the East of Luton sites. Is the Council's analysis correct, and if not how is it incorrect?'

- 2.2.1 The analysis provided by NHDC in Paper C (ED173) is considered to be correct, albeit with a minor error.
- 2.2.2 The table in para. 31 of ED173 identifies seven growth locations that are physically contiguous with Luton / Dunstable / Houghton Regis and a further five that score **Yes** in column 3 of Table 3.2 of HOU7 (i.e. railway stations, guided busway stops and park and ride facilities within 1.2km).
- 2.2.3 Therefore, the table in para. 37 of ED173 should state that there are 12 growth locations with strong links to Luton rather than 11. It should be noted though that although the second column is incorrect, the values in the remaining columns are correct based on the 12 growth locations.
- 2.2.4 The total estimated net capacity to 2031 within the Luton HMA boundary of the 12 growth locations (as shown in Table 1 of HOU7) is 12,339 dwellings which is consistent with para. 37 of ED173.
- 2.2.5 Table 3.3 of HOU7 shows the contribution to Green Belt purposes of each potential growth location, based on the Parcel ID in the relevant local authority's Green Belt Study. Table 3.3 of HOU7 shows the overall contribution to Green Belt purposes

of that Green Belt parcel and also the percentage of the growth location that falls within that parcel.

- 2.2.6 Appendix 2 of ED173 shows how the capacities of each growth location have been assigned a particular Green Belt contribution based on a *pro rata* approach, whereby the distribution of dwellings is assumed to be equally spread across the growth location. For example, for Location L5 with an estimated capacity of 1,500 dwellings, 29% of the area (435 dwellings) would result in 'relatively strong' harm to the Green Belt and 71% of the area (1,065 dwellings) would result in 'strong' harm to the Green Belt.
- 2.2.7 For each growth location, the number of units to be provided on land that is either outside the Green Belt, has a 'moderate' contribution, has a 'relatively strong' contribution or a 'strong' contribution is then calculated in Appendix 2 of ED173 and a summary shown in the table in para. 37 of ED173.
- 2.2.8 In the absence of a detailed assessment of likely net developable area for each growth location, this approach is considered to form a robust basis for estimating capacity within the growth locations and their likely Green Belt harm.
- 2.2.9 It should be noted that there are several instances where the percentage coverage of the Green Belt parcels in Table 3.3 of HOU7 does not add up to 100% of the growth location. Where this is the case, Appendix 2 of ED173 only rounds up the percentages in columns D, E and F (i.e. non-Green Belt, moderate, or relatively strong harm) in order for the total percentage for that growth location to equal 100%. Appendix 2 does not round up the figures in column G, i.e. the proportion of the location where there would be 'strong' harm to the Green Belt. As the purpose of Appendix 2 is to inform a comparison of the proposed 'East of Luton' sites against the other potential growth locations, by only rounding up the percentages of areas with lesser Green Belt harm, this represents a robust 'worst case' approach for the purposes of NHDC's assessment.
- 2.2.10 As shown in the table in para. 37 of ED173, NHDC's approach identifies that only **6,846 dwellings** could be delivered within the 12 growth locations on land that has less than a 'strong' contribution to the Green Belt.
- 2.2.11 Therefore, we support NHDC's statement in para. 39 of ED173 that HOU7 does not identify sufficient alternative potential growth locations with strong links to Luton that would allow for Luton's total unmet housing need of 9,300 dwellings to be met on land that is preferable to the 'East of Luton' sites in Green Belt terms.

2.3 Issue 24.1 (c)

'From the Council's analysis in Paper C (see paragraphs 40 and 41) of its response to my letter dated 9 July 2019, the Growth Options Study identifies a total capacity of approximately 12,800 homes in locations that (partly at least) make a lesser contribution to the purposes of including land in the Green Belt. Is the Council's analysis correct, and if not how is it incorrect?'

- 2.3.1 NHDC has set out its working in Appendix 2 of ED173, which is based on Table 3.3 of HOU7. The calculations in Appendix 2 use the approach described in Section 2.2 above and are considered to be correct.

2.3.2 The statement in para. 40 of ED173 that there are approximately 12,800 homes is based on the subsequent table in para. 40. This is actually incorrect and based on the capacities in the table of growth locations that (partly at least) make less than a 'strong' contribution to Green Belt purposes, should actually be **13,124 dwellings**.

2.3.3 Although this exceeds Luton's total unmet housing need of 9,300 dwellings, as noted in *Section 2.2 above*, only 6,846 of these dwellings are located within growth locations with strong links to Luton and are therefore, not preferential to the 'East of Luton' sites beyond simple consideration of Green Belt harm.

2.4 Issue 24.4 (d)

'Without the 'East of Luton' sites, are there any realistic alternative options (with a reasonable likelihood of being delivered) for addressing Luton Borough's unmet housing need, bearing in mind the approach being taken in the Central Bedfordshire Local Plan and the current position in relation to the examination of that plan?'

2.4.1 We support the position stated by NHDC in their Paper C (ED173) that there are not sufficient alternate potential growth locations for addressing Luton's unmet need, including at paras:

- 30-32 in relation to Luton, Dunstable and Houghton Regis;
- 37-38 in relation to sites with strong public transport links in the above locations;
- 60-65 in relation to the conclusions of the potential for sites elsewhere within Central Bedfordshire.

2.4.2 Furthermore, the uncertainty and delay over the progress of the Central Bedfordshire local plan and its examination would strongly suggest that placing reliance on additional sites being identified in that process to meet Luton's unmet need, would not be a robust way forward for the North Herts local plan.

2.4.3 As explained by NHDC in para. 16 of ED173, it has been agreed between the four Luton HMA authorities (i.e. Luton Borough Council, North Hertfordshire District Council, Central Bedfordshire Council and Aylesbury Vale District Council) that:

'The remaining balance of housing need generated within Luton up to 2031, is a further 9,300 dwellings, which should be located as close to the boundary of Luton as possible.'

2.4.4 The response below covers potential growth locations within North Hertfordshire and Central Bedfordshire only. It does not cover Aylesbury Vale as Aylesbury Vale District Council have not agreed to provide for Luton's unmet housing need in the Duty to Co-operate Statement in Appendix 1 of ED173.

North Hertfordshire

- 2.4.5 NHDC published the *Housing and Settlement Hierarchy Background Paper* (HSBP) to its Local Plan 'Preferred Options' consultation in November 2014. Map extracts from this background paper are included as *Appendix 1* to this Statement.
- 2.4.6 Map 3 of the HSBP shows the major constraints to new residential development within the HMA. These are:
- The Chilterns Area of Outstanding Natural Beauty (AONB);
 - Putteridge Bury Historic Park and Garden;
 - Aircraft Noise Zone from London Luton Airport.
- 2.4.7 Map 6 of the HSBP shows the remaining area of search within the Luton HMA once the major constraints have been taken into account. This demonstrates that the realistic potential location for growth is between Putteridge Bury at the north, the Aircraft Noise Zone at the south and the ridgeline at the east.
- 2.4.8 Map 7 of the HSBP demonstrates that the proposed 'East of Luton' sites already cover the majority of the remaining area of search and therefore, there are no realistic alternative options to the 'East of Luton' sites that are located within the Luton HMA in North Hertfordshire.
- 2.4.9 The HSBP map graphically shows why Luton's unmet housing need is most appropriately addressed through the 'East of Luton' sites as currently proposed. That conclusion is thoroughly supported by detailed evidence as adduced by NHDC in the local plan examination process.

Central Bedfordshire

Sites included in the Central Bedfordshire Local Plan

- 2.4.10 Appendix 1 of ED173 includes the document EXAM 41 of the Central Bedfordshire Local Plan examination which was produced in August 2019.
- 2.4.11 EXAM 41 proposes amended wording to 'Policy SP1: Growth Strategy' and includes a table of the 13 sites proposed for allocation in the CBC Local Plan that will contribute towards the proportion of Luton's unmet housing need that is to be met within Central Bedfordshire (i.e. 7,350 dwellings).
- 2.4.12 However, CBC Local Plan examination document EXAM 91 dated 31st January 2020 sets out a schedule of changes to the housing trajectory for the plan period and removes four of the proposed sites that were included in EXAM 41.
- 2.4.13 The revised list of nine sites is shown in *Table 2.1* overleaf.

Site Reference	Site Name	Approximate Capacity to 2031
Policy SA5	North Houghton Regis (1&2)	4,818
Policy SA1	North of Luton	2,100
HAS05	Land East of Barton le Clay	498
HAS07	Caddington Park, Caddington	66
HAS20	Land West of the Midland Mainline Railway, Harlington	435
HAS21	Land West of Sundon Road, Harlington	154
HAS24	Land to the South West of the A5, Hockliffe	77
HAS49	Land East of Leighton Road, Toddington	92
HAS50	Alma Farm, Toddington	159
	Total	8,399

2.4.14 Although the sites listed in *Table 2.1* appear to demonstrate that CBC could potentially provide in excess of its current 7,350 dwelling requirement, Appendix 3 of ED173 includes a note from CBC which explains that:

‘When seeking to deliver such significant levels of growth within a plan period, it is good practice to include a buffer (a surplus above the target), to reduce the risks associated with non-delivery and to allow for some level of contingency. This is essential to ensure the Central Bedfordshire local plan has a robust and sound supply of housing. A buffer has, therefore, been included for both Central Bedfordshire’s needs and Luton’s unmet housing need.

The buffer/surplus identified within EXAM 41 will ensure the unmet need arising from Luton Borough can be delivered and is not to meet Central Bedfordshire’s objectively assessed needs.’

2.4.15 This demonstrates that all of the sites identified in *Table 2.1* are required by CBC to ensure that it can genuinely meet its current target provision of 7,350 dwellings towards Luton’s unmet housing need within the plan period.

Sites not included in the Central Bedfordshire Local Plan

2.4.16 If the East of Luton sites were to be removed from the North Hertfordshire Local Plan, then the remaining 1,950 dwelling contribution towards Luton’s total unmet need of 9,300 dwellings would likely have to be met within the Luton HMA in Central Bedfordshire and additional sites would need to be allocated in the Central Bedfordshire Local Plan.

2.4.17 The most appropriate sites within Central Bedfordshire for additional development would be the potential growth locations in HOU7 that were identified by NHDC in paras. 30-37 of ED173 as having strong links to Luton through either proximity or high-quality public transport links.

2.4.18 These locations, as shown in *Table 2.2*, were given a deliverability rating of **High** and are located within 1.2km of a railway station, guided busway stop or a park and ride facility. However, as stated in *Sections 2.2 and 2.3 above*, only 6,846 of these dwellings are located within areas with less than a ‘strong’ contribution to the purposes of the Green Belt and are therefore, not preferable to the ‘East of Luton’ sites in terms of the generally agreed locational need.

Table 2.2 – Growth Locations with strong links to Luton			
ID	Name	Site Area (ha)	Estimated net capacity to 2031 within Luton HMA (in HOU7)
L5	Flitwick West	89.7	1,500
L6	North of Flitwick	51.3	900
L7	Flitwick East	19.6	648
L11	North of Harlington	33.0	593
L12	Harlington West	143.0	1,500
L20	North Luton	308.5	2,000
L21	Butterfield North	36.5	900
L24	West Luton	299.4	1,500
L25	Caddington NW	20.4	368
L26	M1 J10	33.6	900
L28	West Dunstable	117.1	1,200

- 2.4.19 CBC assessed these potential growth locations through both the Sustainability Appraisal and Strategic Housing Land Availability Assessment (SHLAA) processes and only sites within the four locations shaded grey in *Table 2.2* have been taken forward by CBC for allocation in their Local Plan (ORD10).
- 2.4.20 North Luton is proposed for allocation under Policy SA1 of ORD10 for up to 4,000 new dwellings, however it should be noted that following the examination hearing sessions, CBC have proposed a reduction in capacity over the plan period to 2,100 dwellings, as shown in *Table 2.1*.
- 2.4.21 In addition, although Site HAS20 is located within L12 West of Harlington and was proposed for allocation to deliver 435 dwellings, following the hearing sessions this has subsequently been removed from the Local Plan.
- 2.4.22 Of the potential growth locations listed in *Table 2.2*, following detailed assessment by CBC, only approximately **2,401 dwellings** are now being proposed for allocation in the Local Plan. These comprise:
- Policy SA1 / L20 North Luton – 2,100 dwellings.
 - Site HAS17 (NLP039) at L5 Flitwick West - 216 dwellings.
 - Site HAS52 (NLP317) at L11 North of Harlington - 85 dwellings.
- 2.4.23 The remaining potential growth locations (or sites within the growth locations) with strong links to Luton have been discounted by CBC for the reasons set out in *Appendix 2* and are not proposed for allocation in the Central Bedfordshire Local Plan.
- 2.4.24 Of these three proposed allocations, North Luton is already identified as contributing 2,100 dwellings towards Luton’s unmet need and Sites HAS17 and HAS52 are needed to meet CBC’s own housing need.
- 2.4.25 If HAS17 and HAS52 were instead identified by CBC as sites to help address Luton’s unmet need then this would still only provide an additional **301 dwellings** and would not be sufficient to compensate for the loss of 1,950 dwellings at the ‘East of Luton’ sites if they were removed from the North Hertfordshire Local Plan.

Conclusion

- 2.4.26 For the reasons given in the previous sections, without the 'East of Luton' sites there are no realistic alternative options (with a reasonable likelihood of being delivered) in either North Hertfordshire or Central Bedfordshire for addressing Luton Borough's total unmet housing need of 9,300 dwellings.

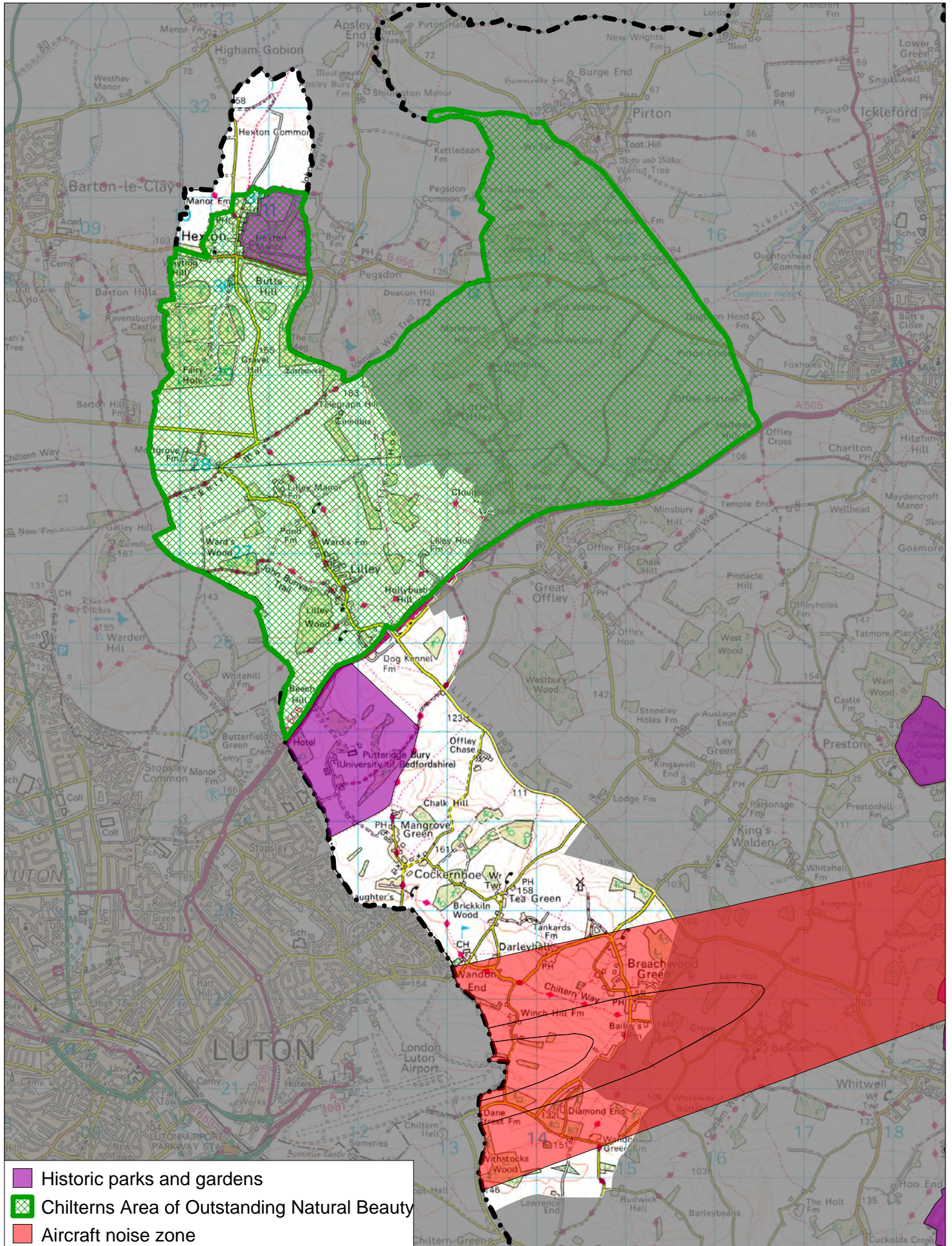
2.5 Issue 24.1 (e)

'The Sustainability Appraisal does not consider land or sites outside of North Hertfordshire. Should it?'

- 2.5.1 We support the NHDC's position as set out by NHDC in Paper C (ED173) at paras 66-72 in rejecting the suggestion that the Sustainability Appraisal should consider land or sites outwith North Hertfordshire (whilst reserving our position to respond further as necessary).

Appendix 1 – Map Extracts from NHDC Housing and Settlement Background Paper (November 2014)

Map 3: Major constraints on that part of Luton housing market area within North Hertfordshire (other areas shown grey)

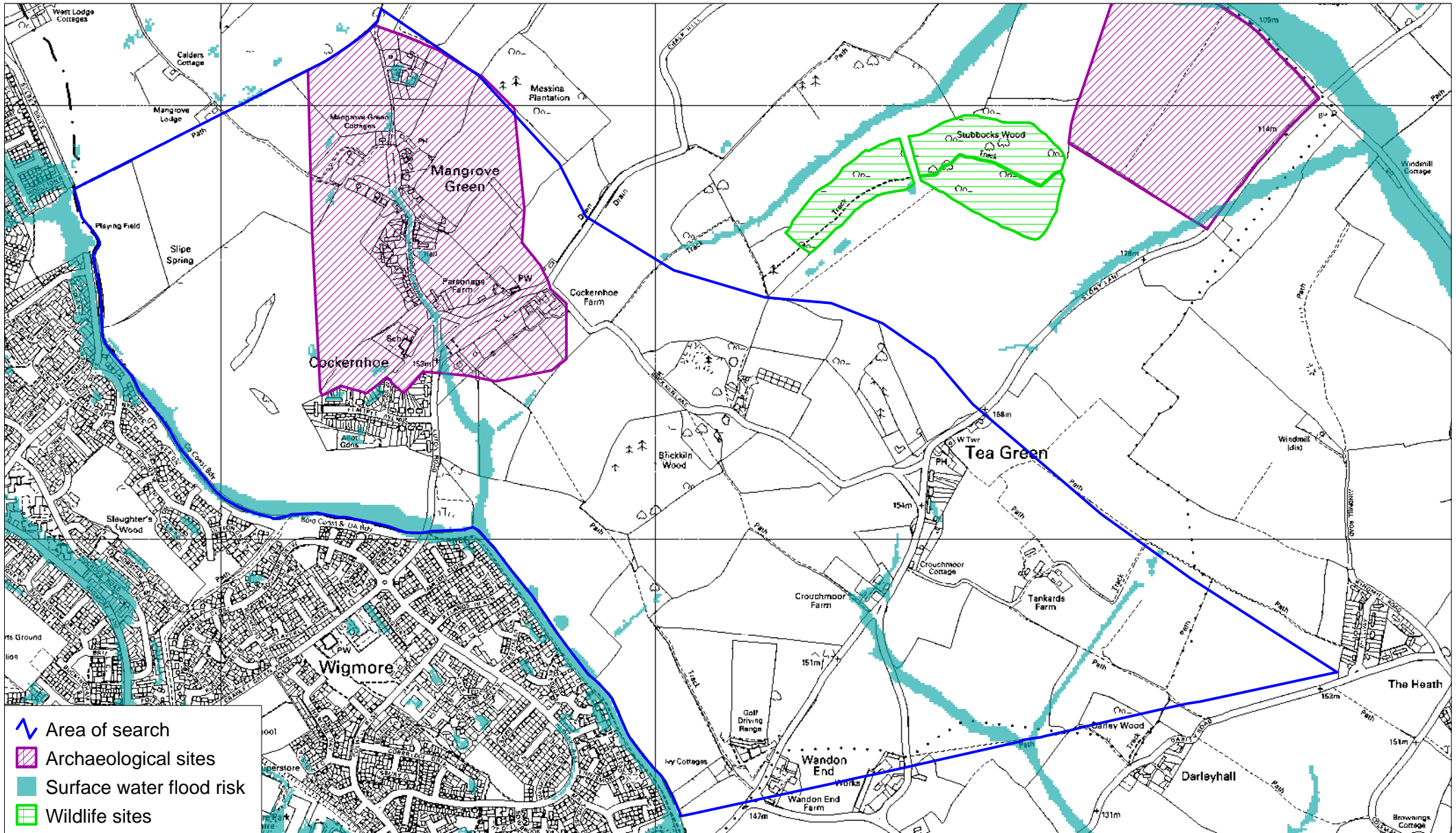






Scale: 1:60000
Date: 9 Sep 2014





Map 6: Remaining area of search and constraints



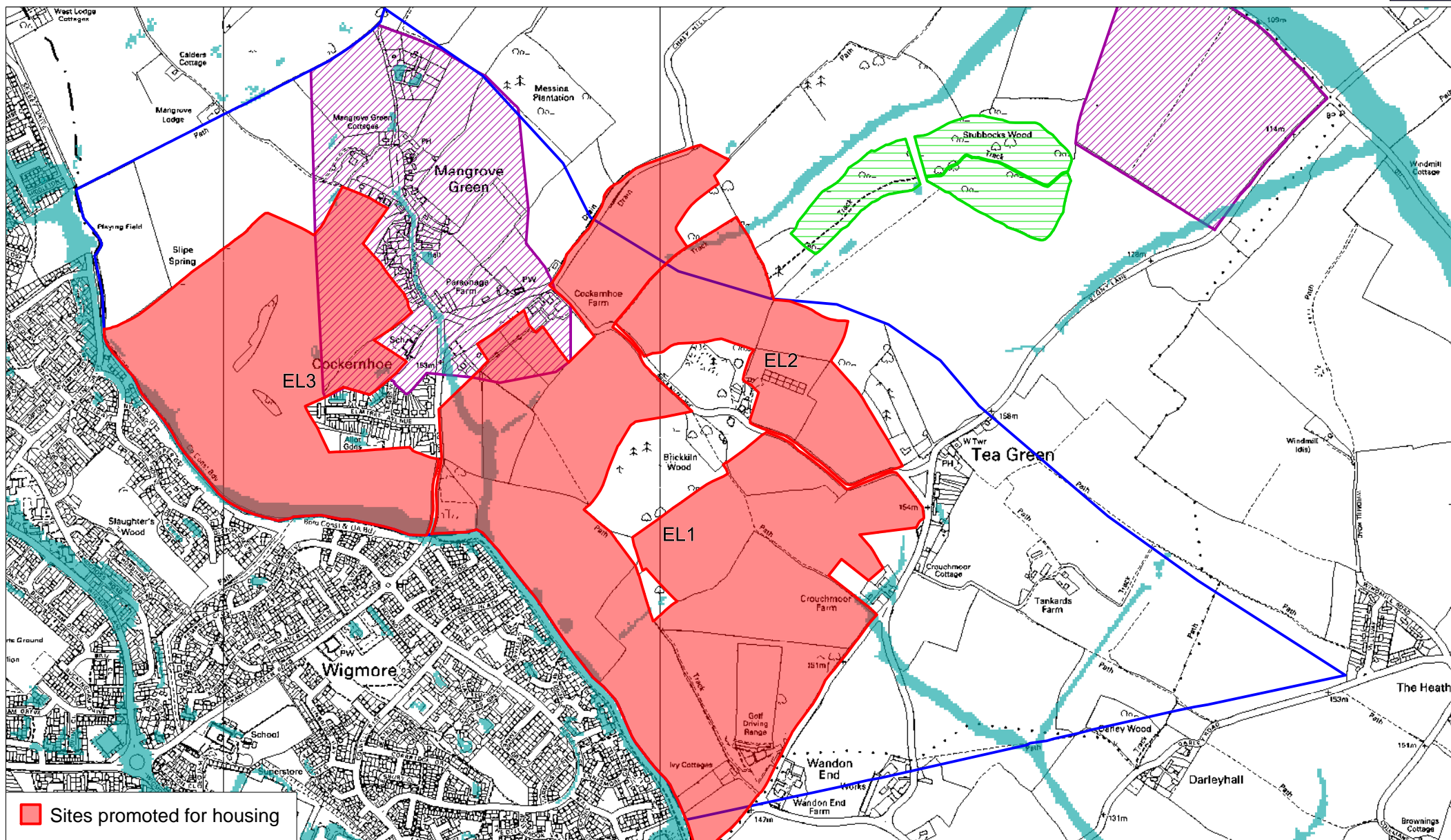
-  Area of search
-  Archaeological sites
-  Surface water flood risk
-  Wildlife sites

Scale: 1: 12500
Date: 9 Sep 2014





Map 7: Promoted housing sites



■ Sites promoted for housing

Scale: 1: 12500
Date: 9 Sep 2014



Appendix 2 – Extracts from Central Bedfordshire Strategic Housing Land Availability Assessment (April 2018)

Central Bedfordshire Council Local Plan (2015-2035)

Strategic Housing Land
Availability Assessment
(April 2018)

Appendix B: List of new sites which fail assessment

Appendix A: List of new sites which pass assessment

ID	Site Name	Parish	Nearest Settlement	Green Belt	Revised Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Deliverable	Developable	Approximate density	Justification for deviation if >30dph	Approximate capacity
ALP279	Land at and rear of 44 London Row	Arlesey	Arlesey	Not Green Belt	0.60		Yes	Yes	Yes	Yes	No	30		15
NLP223 / NLP403	Land adjoining Lewis Lane	Arlesey	Arlesey	Not Green Belt	2.81	NLP403	Yes	Yes	Yes	No	Yes	30		67
NLP318	Land to rear of 214-216 High Street	Arlesey	Arlesey	Not Green Belt	0.61		Yes	Yes	Yes	No	Yes	30		20
NLP419	Land to the East of Arlesey	Arlesey	Arlesey	Not Green Belt	296.00	NLP251	Yes	Yes	Yes	No	Yes	varied - Strategic		2000
NLP168	Land off Meadow View, Aspley Guise	Aspley Guise	Aspley Guise	Green Belt	1.59		Yes	Yes	Yes	Yes	No	30		37
NLP123	Land at Luton Rd	Barton le Clay	Barton le Clay	Green Belt	7.02		Yes	Yes	Yes	No	Yes	40	Minor Service Centre; Density of existing development.	168
NLP158	Land to the East of Barton le Clay	Barton le Clay	Barton le Clay	Green Belt	27.80	ALP406, NLP396	Yes	Yes	Yes	No	Yes	30		498
NLP258/ ALP194	Land north of Biggleswade	Biggleswade	Biggleswade	Not Green Belt	16.71	ALP194	Yes	Yes	Yes	Yes	No	40	Major Service Centre; Density of existing development.	401
NLP433	West Sunderland Farm (one village only)	Biggleswade	Biggleswade, Sutton and Dunton	Not Green Belt	105.48	NLP433A	Yes	Yes	Yes	No	Yes	varied - Strategic		1500
NLP439	Caddington Park	Caddington	Luton	Green Belt	1.66		Yes	Yes	Yes	No	Yes	50	Major Service Centre; Density of existing development.	66
NLP082	Land on the South East of the Greenway	Campton and Chicksands	Campton	Not Green Belt	4.72		Yes	Yes	Yes	No	Yes	30		66
NLP435	Chapel Farm	Chalton	Chalton	Green Belt	3.18		Yes	Yes	Yes	Yes	No	30		54
ALP149 /ALP213 / NLP297	New Road	Clifton	Clifton	Not Green Belt	1.84	ALP213, NLP297	Yes	Yes	Yes	No	Yes	40	In proximity of pp demonstrating higher density.	54
NLP361	Land to the North of Shefford Rd	Clifton	Shefford	Not Green Belt	1.71		Yes	Yes	Yes	Yes	No	40	Minor Service Centre; Density of existing development.	55
ALP405	Land west of Jacques Lane	Clophill	Clophill	Not Green Belt	1.14	N/A	Yes	Yes	Yes	Yes	No	30		27
NLP149	66a High Street Clophill	Clophill	Clophill	Not Green Belt	1.77	N/A	Yes	Yes	Yes	Yes	No	30		12
ALP109 / NLP 315	East End Farm	Cranfield	Cranfield	Not Green Belt	3.47	NLP315 NLP104	Yes	Yes	Yes	No	Yes	30		48
NLP139	Land west off Lodge Rd Cranfield	Cranfield	Cranfield	Not Green Belt	0.59		Yes	Yes	Yes	Yes	No	from Planning App.	Planning application for this site for 15 dwellings.	15
NLP324	Land north of Greenfield Way	Dunton	Dunton	Not Green Belt	2.07		Yes	Yes	Yes	Yes	No	30		37
NLP483	Land off Eaton Park	Eaton Bray	Eaton Bray	Green Belt	2.69		Yes	Yes	Yes	Yes	No	30		49
ALP094	Green Lane	Everton	Everton	Not Green Belt	0.96		Yes	Yes	Yes	Yes	No	30		23
NLP165	Land at Manor Farm	Everton	Everton	Not Green Belt	0.81		Yes	Yes	Yes	No	Yes	30		19
NLP272	Land to rear of 7-8 Moat Farm Close	Flitton and Greenfield	Greenfield	Not Green Belt	0.86		Yes	Yes	Yes	Yes	No	30		21
NLP039	Steppingley Road, Flitwick	Flitwick	Flitwick	Green Belt	9.00		Yes	Yes	Yes	Yes	No	40	Major Service Centre; Walking access to mainline railway station; in proximity of pp demonstrating higher density; Density of existing development.	216
NLP492	Site adjacent to Flitwick Garden	Flitwick	Flitwick	Not Green Belt	1.08		Yes	Yes	Yes	Yes	No	40	Major Service Centre; Walking	35

Appendix B: List of new sites which fail assessment

ID	Site Name	Parish	Nearest Settlement	Green Belt	Submitted Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP518	Land south of Southill Rd, Broom	Southill	Broom	Not Green Belt	1.17	NLP357	No			Site is poorly related to Broom and detached from settlement.
NLP519	Land west of Broom Farm, Southill Rd, Broom	Southill	Broom	Not Green Belt	0.96	NLP357	No			Site is poorly related to Broom and detached from settlement.
NLP520	Land north of High Road, Broom	Southill	Broom	Not Green Belt	2.13		No			Site does not represent a logical extension as it would extend the settlement in an unsustainable way.
NLP521	Land r/o17-33 Southill Rd, Broom	Southill	Broom	Not Green Belt	2.12	NLP517	No			The site is Grade 1 agricultural land and no suitable alternative on less essential agricultural land can be identified within the settlement. There are very few services available in the settlement and this site is not large enough to provide any new services.
ALP067	Stanbridge Road	Stanbridge	Leighton Buzzard	Green Belt	27.48	NLP072	No			There is a key concern with the site's impact on the landscape; the topography of the site is such that there are long ranging views between the site and the surrounding landscape, particularly on the northern and southern slopes of the spur. Due to the topography of the site it is considered that soft landscaping would not mitigate the visual impact of the development upon the wider landscape causing substantial harm to the intrinsic character and beauty of the countryside. In addition, it is considered that development on the south facing slope of the spur would feature a poor visual relationship with the existing settlement of Leighton Linlade. Whereby it is not considered that the benefits of development would outweigh this substantial harm identified. For the reasons outlined above, it is considered that the site is not worthy of further consideration for development. Any alteration to the greenbelt boundaries will require exceptional circumstances to be demonstrated.
ALP249	Midway Depot	Stanbridge	Stanbridge	Green Belt	3.71	N/A				Site not assessed. Site proposes employment uses.
ALP278	Deans Farm	Stanbridge	Stanbridge	Green Belt	1.56	N/A				Site not assessed. Site proposes employment uses.
NLP072	Stanbridge Road	Stanbridge	Leighton Buzzard	Green Belt	15.37	NLP067	No			Site fails at Stage 2, based on an overall consideration using planning balance. The following issues have been identified: There is a key concern with the site's impact on the landscape; the topography of the site is such that there are long ranging views between the site and the surrounding landscape. Due to the topography of the site it is considered that soft landscaping would not mitigate the visual impact of the development upon the wider landscape causing substantial harm to the intrinsic character and beauty of the countryside. Whereby it is not considered that the benefits of development would outweigh this substantial harm identified. For the reasons outlined above, it is considered that the site is not worthy of further consideration for development. Any alteration to the greenbelt boundaries will require exceptional circumstances to be demonstrated.
NLP085	Land South of Rectory Rd, Steppingley	Steppingley	Steppingley	Green Belt	0.94		No			Steppingley a washed-over settlement. Development would impact on the openness of the village, damaging the character and identity of the village.
NLP094	Land north west of Flitwick	Steppingley	Flitwick	Green Belt	5.69	NLP402	No			Site would cause coalescence in Green Belt between Ampthill and Flitwick. It is not considered that taking forward only a portion of the site would address this issue.
NLP402	Land at Froghall Farm	Steppingley	Flitwick	Green Belt	23.98	NLP094	No			Site would cause coalescence in Green Belt between Ampthill and Flitwick. It is not considered that taking forward only a portion of the site would address this issue.
NLP408	Land south of Steppingley Road	Steppingley	Flitwick	Green Belt	25.44		No			Site is poorly related to Flitwick and detached from the settlement. Site would cause coalescence in Green Belt between Ampthill and Flitwick. It is not considered that taking forward only a portion of the site would address this issue.
ALP229	Land to rear of Hillside Road	Stondon	Lower Stondon	Not Green Belt	0.27		No			Site would not accommodate ten dwellings or more.
ALP267	Expansion of Lower Stondon	Stondon	Lower Stondon	Not Green Belt	47.71					Duplicate - Portions of ALP267 are considered suitable, notably portions under ALP266. These will be considered under ALP266.

Appendix B: List of new sites which fail assessment

ID	Site Name	Parish	Nearest Settlement	Green Belt	Submitted Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP251	Grange Stud Farm	Amphill	Amphill	Green Belt	6.79		No			Site would cause coalescence in Green Belt between Amphill and Flitwick. It is not considered that taking forward only a portion of the site would address this issue.
ALP285	Land off Rectory Lane	Amphill	Amphill	Not Green Belt	2.09		No			Site is poorly related to Amphill and detached from settlement.
ALP343	Extension of Warren Farm	Amphill	Amphill	Green Belt	5.06	NLP412	No			Site would cause coalescence in Green Belt between Amphill and Flitwick. It is not considered that taking forward only a portion of the site would address this issue.
ALP346	Land at Doolittle	Amphill	Amphill	Not Green Belt	3.57		No			Site is poorly related to the residential part of Amphill, the surrounding employment uses and the A507 act as a barrier.
ALP356	Land at Houghton House	Amphill	Amphill	Not Green Belt	8.24		No			Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
ALP379	Land adjacent to Amphill Grange	Amphill	Amphill	Green Belt	0.35		No			Development of this site would cause coalescence. it would also be a very poorly-related back-land development on Grade 2 Agricultural Land. This site is unable to accommodate 10 dwellings given constraints.
ALP477	Land off Woburn Road (A507)	Amphill	Amphill	Green Belt	1.99		No			Site is poorly related to Amphill and detached from settlement.
NLP043	Amphill Grange site 1	Amphill	Amphill	Green Belt	0.35	NLP044 NLP105	No			Site would cause coalescence in Green Belt between Amphill and Flitwick. It is not considered that taking forward only a portion of the site would address this issue.
NLP044	Amphill Grange site 2	Amphill	Amphill	Green Belt	0.58	NLP044 NLP105	No			Site is poorly related to Amphill and detached from settlement. Site would cause coalescence in Green Belt between Amphill and Flitwick. It is not considered that taking forward only a portion of the site would address this issue.
NLP045	Amphill Grange site 3	Amphill	Amphill	Green Belt	1.87	NLP043 NLP044 NLP105	No			Site would cause coalescence in Green Belt between Amphill and Flitwick. It is not considered that taking forward only a portion of the site would address this issue.
NLP048	Land off Station Road	Amphill	Amphill	Green Belt	3.26		No			This site has a poor relationship to the residential part of Amphill, it is separated by A507. There are also significant heritage and flooding concerns.
NLP088	Land of Gas House Lane	Amphill	Amphill	Not Green Belt	0.30		No			Site would not accommodate ten dwellings or more.
NLP105	Land west of Flitwick Road	Amphill	Amphill	Green Belt	1.68	NLP043 NLP044 NLP045	No			Site would cause coalescence in Green Belt between Amphill and Flitwick. It is not considered that taking forward only a portion of the site would address this issue.
NLP194	Land at Little Park Farm, Amphill	Amphill	Amphill	Green Belt	3.09		No			Site is poorly related to Amphill and detached from settlement.
NLP197	Land east of Hazelwood Lane	Amphill	Amphill	Not Green Belt	4.89		No			Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
NLP387	Park and Ride Site Amphill	Amphill	Standalone	Green Belt	16.55	N/A				Site not assessed. Site proposes employment uses.
NLP412	Warren Farm Phase II	Amphill	Amphill	Green Belt	4.46	ALP343	No			Site would cause coalescence in Green Belt between Amphill and Flitwick. It is not considered that taking forward only a portion of the site would address this issue.
ALP439	Land off Eliot Way	Arlesey	Fairfield	Not Green Belt	17.72		No			Site would cause coalescence between Arlesey and Fairfield. It is not considered that taking forward only a portion of the site would address this issue.
ALP441	Land south east of Arlesey	Arlesey	Arlesey	Not Green Belt	30.99	NLP251		No		Site not considered available.
NLP093	Land to the west of High Street, Arlesey	Arlesey	Arlesey	Not Green Belt	1.22			No		Site is already a residential allocation
NLP251	Land south east of Arlesey	Arlesey	Arlesey	Not Green Belt	59.00	ALP441		No		Site not considered available.
NLP326	Land to the North of Stotfold Rd	Arlesey	Arlesey	Not Green Belt	8.05		No			Based on an overall consideration using planning balance the site is not considered suitable. The following issues have been identified: Site has a poor relationship with Arlesey, separated by Pix Brook and would be unacceptable in landscape terms as site has an important wetland

Appendix B: List of new sites which fail assessment

ID	Site Name	Parish	Nearest Settlement	Green Belt	Submitted Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
										allocation.
NLP171	Land at Manor Farm	Flitton and Greenfield	Flitton	Not Green Belt	0.93		No			This site is not suitable for development. It is poorly related to the existing settlement and is located at the top of a track which is used to access a small number of large houses which are set back and not well related to the settlement. Development of this site would therefore be poorly related to the settlement and would drastically change the nature of the historic settlement pattern of Flitton which is majority linear in this place. In heritage terms development is not suitable in this location due to the setting of the Conservation Area and Listed Buildings. In addition the site is not suitable in landscape terms because the site forms the landscape setting to the Conservation Area and plays a key role in maintaining the distinctive intimate character, set within the highly sensitive Flit Valley/Flitwick Moor Landscape. In terms of Green Infrastructure the extensive hedgerows/trees around and through the site would need to be retained and enhanced and ROW corridors around the site would need to be enhanced. When considering the sequential approach the flooding the site scores as Red and further assessment would be required.
NLP172	Land off Sand Road	Flitton and Greenfield	Flitton	Not Green Belt	6.71		No			Development of this site would detrimentally impact on the character of the settlement.
NLP182	Land between Church Lane and High Street	Flitton and Greenfield	Greenfield	Not Green Belt	0.79		No			Site is 50% or more at risk of surface water flooding.
NLP203	Land at Flitton Hill	Flitton and Greenfield	Wardhedges	Not Green Belt	2.09	ALP240	No			Unsuitable for development. Although a logical extension to settlement, it would not vastly change the settlement pattern, and being an open, elevated exposed site would seriously impact on landscape.
NLP273	Land off Westoning Road	Flitton and Greenfield	Greenfield	Not Green Belt	6.48		No			Site is poorly related to the existing settlement of Flitton.
NLP449	96 Greenfield Road and land behind	Flitton and Greenfield	Flitton	Not Green Belt	1.70		No			Site not suitable for development on grounds of character (back land development) , flood risk, and landscape, and would need to demolish dwelling at front of site to gain access.
ALP098	Land east of Chauntry Way	Flitwick	Flitwick	Green Belt	2.18	NLP245	No			Site would cause coalescence in Green Belt between Ampthill and Flitwick.
ALP174	Land adjacent to Maulden Road	Flitwick	Flitwick	Green Belt	10.94	NLP321	No			The site's proximity to Flitwick Moor makes it unsuitable for development, it is inappropriate for development in terms of landscape, ecology and green infrastructure. The proximity of the site to Flitwick Moor SSSI makes it unsuitable. The site is important in landscape terms, providing the foreground to Flitwick Moor SSSI and is an important visual feature giving identity to Flit Valley. Increased recreation/access could threaten the site ecologically. GI officer also felt that Flitwick Moor would be particularly sensitive to development impacts in terms of water levels and quality and noted the extension to Flitwick Moor was identified as a priority aspiration in the parish GI plan. In addition Heritage officer raised concerns over impact on the setting of Flitwick Mill and the site is within Grade 2 agricultural land.
ALP177	Land east of Maulden Road	Flitwick	Flitwick	Green Belt	9.57	NLP322	No			The following issues have been identified: Site not suitable in landscape terms, it provides an important visual feature giving identity to Flit Valley and provides the foreground to Flitwick Moor SSSI. Development of the site would also have an impact on the setting of Flitwick Mill Listed Building and there would be a risk to ecology as the site adjoins the SSSI. An extension to Flitwick Moor SSSI has been identified as a priority aspiration in the GI plan, and the SSSI would be particularly sensitive to development impacts in terms of water levels and quality. The site is also Grade 2 quality agricultural land and a Level 2 assessment for flooding would be required as the site is at risk.
ALP226	One O One Garage	Flitwick	Flitwick	Green Belt	0.54		No			Site would cause coalescence in Green Belt between Ampthill and Flitwick.
ALP284	Land at Steppingley Road and Froghall	Flitwick	Flitwick	Not Green	0.99			No		Site is not considered to be available because the site already has

Appendix B: List of new sites which fail assessment

ID	Site Name	Parish	Nearest Settlement	Green Belt	Submitted Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
	Road			Belt						planning permission for the proposed use and therefore is not eligible for allocation.
ALP345	One O One Field	Flitwick	Flitwick	Green Belt	3.58	NLP397	No			Site would cause coalescence in Green Belt between Ampthill and Flitwick.
ALP435	Land rear of Hilldene Close	Flitwick	Flitwick	Not Green Belt	0.76		No			Site is 50% or more at risk of surface water flooding.
NLP081	Land adj to Trafalgar Drive	Flitwick	Flitwick	Green Belt	16.37		No			The site is not suitable for development; it lies within the Green Belt in a relatively small gap between Ampthill and Flitwick. The Green Belt is playing an important role in stopping the merging of Ampthill and Flitwick in this location. The site is within Grade 2 Agricultural land and provides valuable foraging for birds and mammals so buffering would be required at the ditch and hedge corridors. It is also adjacent to a sewage works which presents a significant constraint for residential development.
NLP245	Land east of Chantry Way	Flitwick	Flitwick	Green Belt	2.67	NLP246				Duplicate - see NLP246
NLP321	Land at Maulden Rd	Flitwick	Flitwick	Green Belt	20.60	ALP174, ALP177	No			Site not suitable in landscape terms, it provides an important visual feature giving identity to Flit Valley and provides the foreground to Flitwick Moor SSSI. Development of the site would also have an impact on the setting of Flitwick Mill Listed Building and there would be a risk to ecology as the site adjoins the SSSI. An extension to Flitwick Moor SSSI has been identified as a priority aspiration in the GI plan, and the SSSI would be particularly sensitive to development impacts in terms of water levels and quality. The site is also Grade 2 quality agricultural land and a Level 2 assessment for flooding would be required as the site is at risk.
NLP351	Land North East of Flitwick	Flitwick	Flitwick	Green Belt	17.90	N/A				Site not assessed. Site proposes employment uses.
NLP366	Flitwick and Ampthill Tennis Club	Flitwick	Flitwick	Not Green Belt	0.89			No		Site not available. No alternative site secured for Tennis Club relocation
NLP375	Land at Ampthill Rd	Flitwick	Flitwick	Green Belt	1.73	NLP444	No			Site would cause coalescence in Green Belt between Ampthill and Flitwick.
NLP397	One-O-One Field, Ampthill Road, Flitwick, MK45 1BE	Flitwick	Flitwick	Green Belt	3.56	ALP345	No			Site would cause coalescence in Green Belt between Ampthill and Flitwick.
NLP444	Land off The Birches	Flitwick	Flitwick	Green Belt	1.71	ALP375	No			Site would cause coalescence in Green Belt between Ampthill and Flitwick.
NLP532	Land off Church Road, Flitwick	Flitwick	Flitwick	Not Green Belt	10.7782		No			Site is separated from Flitwick.
ALP150	Land rear of 7-37 Barton Road	Gravenhurst	Upper Gravenhurst	Not Green Belt	1.02			No		Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP243	Land at Barton Road	Gravenhurst	Upper Gravenhurst	Not Green Belt	0.60		No			Unsuitable - Development not acceptable; site forms partly elevated northern landscape edge to highly sensitive green gap within village settlement. Effective and appropriate mitigation cannot be achieved.
ALP467	The Pyghtle	Gravenhurst	Upper Gravenhurst	Not Green Belt	1.20	NLP101				Duplicate - see NLP101
NLP404	Land west of Shillington Road	Gravenhurst	Upper Gravenhurst	Not Green Belt	14.07		No			Impact on character and landscape
NLP466	Land at Barton Rd	Gravenhurst	Upper Gravenhurst	Not Green Belt	0.50		No			Impact on character, site would represent an illogical extension to settlement.
ALP123/ NLP303	Land off Goswell End Road	Harlington	Harlington	Green Belt	12.89	NLP303	No			Site would not be a logical option for extension of Harlington as it would extend the settlement northwards towards Westoning, narrowing what is currently a relatively small gap. It would also extend the settlement away from the core services and railway station. There are flood risks that require further investigation on this site, and mitigation would also be required to address the noise from the railway. Further, development of this site would raise landscape concerns as the site is on open and rising ground and development here would extend Harlington into the open

Appendix B: List of new sites which fail assessment

ID	Site Name	Parish	Nearest Settlement	Green Belt	Submitted Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP078	Land to rear of 55-56 Luton Road	Toddington	Toddington	Green Belt	0.07		No			Site would not accommodate ten dwellings or more.
ALP086	Middle Lakes	Toddington	Toddington	Green Belt	2.83	NLP184				Duplicate - see ALP086
ALP091	Land at 117 Leighton Road	Toddington	Toddington	Green Belt	1.45		No			Site is not well related to Toddington.
ALP118	Land to the south of A5120	Toddington	Toddington	Green Belt	3.20	N/A				Site not assessed. Site proposes employment uses.
ALP146	Old Park Farm	Toddington	Standalone	Green Belt	135.25	N/A				Site not assessed. Site proposes employment uses.
ALP160	Land at Drop Short Farm	Toddington	Toddington	Green Belt	5.60		No			The site has a poor relationship with Toddington and is separated from the village.
ALP189	Land off Dunstable Road	Toddington	Toddington	Green Belt	14.50	NLP348		No		A landowner is not intent to develop
ALP193	Briarmead Farm	Toddington	Toddington	Green Belt	2.03		No			Site is not well related to Toddington.
ALP227	Crowbush Farm	Toddington	Toddington	Green Belt	32.90	NLP453		No		A landowner is not intent to develop
NLP002	Land near Griffin Farm	Toddington	Toddington	Green Belt	51.24		No			The site has a poor relationship with Toddington.
NLP032	Land at Leighton Road, Toddington	Toddington	Toddington	Green Belt	3.13		No			Site is poorly related to Toddington and detached from the settlement.
NLP041	Longview Long Lane	Toddington	Toddington	Green Belt	1.88		No			The site has a poor relationship with Toddington.
NLP069	Land north of Station Road (Adj to Tanners End)	Toddington	Toddington	Green Belt	0.90		No			The impact of the development on the landscape due to the elevated site, impact on ecological assets as the site contains parkland habitats and the site lies in the setting of a Scheduled Monument and other listed buildings.
NLP152	Land to the south east of Leighton Rd Toddington	Toddington	Toddington	Green Belt	0.71					Duplicate - see NLP405
NLP153	Land to the south east of Leighton Rd Toddington	Toddington	Toddington	Green Belt	2.12					Duplicate - see NLP405
NLP184	Middle Lakes	Toddington	Toddington	Green Belt	2.83	ALP086				Duplicate - see NLP405
NLP294	Land lying to the east of Luton Road	Toddington	Toddington	Green Belt	0.44	NLP138	No			The site is not well related to Toddington and the landscape impact as the site is exposed and elevated.
NLP348	Fairview Farm	Toddington	Toddington	Green Belt	14.57	ALP189		No		A landowner is not intent to develop
NLP374	Land east of M1 J12	Toddington	Toddington	Green Belt	4.89	N/A				Site not assessed. Site proposes employment uses.
NLP376	Land west of M1 and south of Harlington Rd	Toddington	Toddington	Green Belt	6.23	N/A				Site not assessed. Site proposes employment uses.
NLP378	Land at Leighton Rd Toddington	Toddington	Toddington	Green Belt	9.30			No		A landowner is not intent to develop
NLP410	Land south of Harlington Road, east of Toddington village	Toddington	Toddington	Green Belt	14.07		No			The site has a poor relationship with Toddington.
NLP443	Land at Old Park Farm	Toddington	Standalone	Green Belt	111.35	N/A				Site not assessed. Site proposes employment uses.
NLP453	Land between Luton Rd - Dunstable Rd including Crowbush Farm	Toddington	Toddington	Green Belt	34.51	ALP227		No		A landowner is not intent to develop
NLP454	Land to rear of Station Rd and adjacent to Long Lane	Toddington	Toddington	Green Belt	4.58		No			The impact of the site on the landscape as the site is elevated and has a strong rural landscape character and the impact of the development on the character of Toddington in this area. The site also lies in the setting of a Scheduled Monument in addition to impacts on ecological assets on site.
ALP128	Leys Farm/ Lea Farm	Totternhoe	Totternhoe	Green Belt	1.54		No			Site does not represent a logical extension to Totternhoe as it would extend the settlement in an unsustainable way.
NLP117	Fossey's Farm	Totternhoe	Totternhoe	Green Belt	0.26		No			Site would not accommodate ten dwellings or more.
NLP120	165a Castle Hill Road	Totternhoe	Totternhoe	Green Belt	1.10		No			Fail - poorly related
NLP432	Land at Tring Road, Dunstable	Totternhoe	Totternhoe	Green Belt	81.96	NLP038	No			Site would cause coalescence in the Green Belt between Totternhoe and Dunstable, it is not considered that taking forward only a portion of the site would address this issue.
NLP526	Church End Farm, Totternhoe	Totternhoe	Totternhoe	Green Belt	6.37		No			Fail - Character and setting of settlement. Illogical extension of village.
ALP175	Bunyan Site	Westoning	Westoning	Green Belt	0.67		No			It is not well related to the existing settlement and is severely constrained by proximity to the railway.
ALP316	Land south of Westoning	Westoning	Westoning	Green Belt	27.62		No			Site is poorly related to Westoning and detached from the settlement.
ALP330	Land at London End	Woburn	Woburn	Green Belt	1.24		No			Fail - Character and setting of historic park and garden.
ALP332	Land off Leighton Street (1)	Woburn	Woburn	Green Belt	1.86		No			Fail - Not suitable. Development would result in loss of rising pastoral

Appendix A: List of new sites which pass assessment

ID	Site Name	Parish	Nearest Settlement	Green Belt	Revised Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Deliverable	Developable	Approximate density	Justification for deviation if >30dph	Approximate capacity
	Slip End													
NLP239	Land at Church Road, Slip End	Slip End	Slip End/Pepperstock	Green Belt	0.81		Yes	Yes	Yes	Yes	No	30		19
ALP266	Land rear of Station Road (Lower Stondon Northern Expansion)	Stondon	Lower Stondon	Not Green Belt	11.66		Yes	Yes	Yes	No	Yes	30		244
NLP281/ ALP298	Land off the Pastures Lower Stondon	Stondon	Lower Stondon	Not Green Belt	1.37	ALP298	Yes	Yes	Yes	No	Yes	30		33
NLP426	North Luton SUE	Sundon	Luton and Lower Sundon (Luton MMA)	Green Belt	283.00		Yes	Yes	Yes	Yes	No	varied-strategic		4000
NLP325	Land South of High Street	Sutton	Sutton	Not Green Belt	2.04		Yes	Yes	Yes	Yes	No	30		37
NLP138	Land at Luton Rd Toddington	Toddington	Toddington	Green Belt	1.46	NLP294	Yes	Yes	Yes	Yes	No	30		35
NLP405/ NLP378 (inc NLP152/153 and ALP086/NLP184)	Land to the east of Leighton Rd Toddington	Toddington	Toddington	Green Belt	3.85		Yes	Yes	Yes	No	Yes	40	Minor Service Centre.	92
NLP411	Alma Farm	Toddington	Toddington	Green Belt	6.61		Yes	Yes	Yes	Yes	No	40	Minor Service Centre.	159
NLP528	Dropshort Farm (part of NLP453 & ALP227)	Toddington			11.59		Yes	Yes	Yes	Yes	No	30		81
NLP136	Land off Flitwick Rd Westoning	Westoning	Westoning	Green Belt	7.51		Yes	Yes	Yes	Yes	No	30		135
NLP317	West View Farm	Westoning	Westoning	Green Belt	4.74		Yes	Yes	Yes	Yes	No	30		85

Appendix B: List of new sites which fail assessment

ID	Site Name	Parish	Nearest Settlement	Green Belt	Submitted Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
										countryside.
ALP355 / NLP379	Land north of Goswell End Road	Harlington	Harlington	Green Belt	2.46		No			Despite the sites proximity to the upper school, it would not be the most logical option for extension of Harlington as it would extend the settlement northwards and further away from the railway, crossing the road which currently separates the residential edge of the settlement. It would also extend the settlement away from the core services and railway station. The site is in close proximity to a Grade II listed building and therefore caution would be required in relation to any development of this site. Further, development of this site would need to avoid rising ground and extension of development beyond the existing built edge. Structural landscape mitigation may also be required to the northern and eastern boundaries alongside ecological mitigation.
NLP107	Land west of Sundon Rd Harlington	Harlington	Harlington	Green Belt	6.39	ALP181				Duplicate -see ALP181
NLP303	Land off Goswell End Rd	Harlington	Harlington	Green Belt	13.70	ALP123				Duplicate -see ALP123
NLP379	Land north of Goswell End Road, Harlington	Harlington	Harlington	Green Belt	2.80					Duplicate -See ALP355
NLP381	Land to the west of Harlington	Harlington	Harlington	Green Belt	93.27	ALP117				Duplicate -See ALP117
NLP470	Land off Goswell End Rd (parcel 1)	Harlington	Harlington	Green Belt	0.83		No			Despite the site's proximity to the upper school, it would not be the most logical option for extension of Harlington as it would extend the settlement northwards towards Westoning, crossing the road which currently separates the residential edge of the settlement. It would also extend the settlement away from the core services and railway station. Significant landscape concerns have also been raised, as the site is on increasingly exposed rising ground beyond the settlement's edge. Ecological concerns have also been raised and mitigation would be required to protect from the noise of the railway, which is less likely to be possible on a site of this size.
NLP471	Land off Goswell End Rd (parcel 2)	Harlington	Harlington	Green Belt	0.81		No			Despite the site's proximity to the upper school, it would not be the most logical option for extension of Harlington as it would extend the settlement northwards towards Westoning, crossing the road which currently separates the residential edge of the settlement. It would also extend the settlement away from the core services and railway station. Significant landscape concerns have also been raised, as the site is on increasingly exposed rising ground beyond the settlement's edge. Ecological concerns have also been raised and mitigation would be required to protect from the noise of the railway, which is less likely to be possible on a site of this size.
ALP459	Four Winds	Haynes	Haynes West End	Not Green Belt	1.77		No			Site is not well related to an existing settlement.
ALP460	Seven Acre Field	Haynes	Haynes West End	Not Green Belt	2.57	NLP266	No			Site is not well related to an existing settlement. Not considered appropriate to expand Haynes West End.
NLP142	Land on the South West side of High Road, Haynes	Haynes	Haynes	Not Green Belt	3.48		No			Access on to the A600 at this location would be dangerous. The proposed access arrangements and the presence of the A600 would also result in the site being poorly related to the existing settlement of Haynes. There would be a negative impact on the historic settlement pattern and the site's role as a buffer between the settlement and the Warden Great Wood to the east. In addition the site is high quality agricultural land and concerns have been raised by Landscape and Education teams.
NLP226	Seven Acre Field	Haynes	Haynes West End	Not Green Belt	4.34	ALP460	No			Site is not well related to an existing settlement. Not considered appropriate to expand Haynes West End.
NLP299	Hill Farm	Haynes	Haynes	Not Green Belt	1.77		No			Concerns over the impact on the surrounding countryside and the relationship to the existing settlement and impact on settlement pattern. The development would mainly be a poorly related back-land development due to the need for landscape mitigation.
NLP356	Land west of Silver End Rd, Haynes	Haynes	Haynes	Not Green	0.51		No			The site is not suitable for allocation in archaeological terms, in addition to

Appendix A: List of new sites which pass assessment

ID	Site Name	Parish	Nearest Settlement	Green Belt	Revised Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Deliverable	Developable	Approximate density	Justification for deviation if >30dph	Approximate capacity
	Allotments, off Steppingley Road, Flitwick												access to mainline railway station; in proximity of pp demonstrating higher density; Density of existing development.	
NLP101/ ALP467	Land at Upper Gravenhurst	Gravenhurst	Upper Gravenhurst	Not Green Belt	1.62	ALP467	Yes	Yes	Yes	Yes	No	30		39
ALP117/ NLP381	Land to the west of Midland Mainline Railway	Harlington	Harlington	Green Belt	18.14	NLP381	Yes	Yes	Yes	No	Yes	40	Minor Service Centre; Walking access to mainline railway station.	435
ALP181/ NLP107	Land west of Sundon Road	Harlington	Harlington	Green Belt	6.39	NLP107	Yes	Yes	Yes	No	Yes	40	Minor Service Centre; Walking access to mainline railway station.	154
NLP502	Land south of Northwood End Road, Haynes	Haynes	Haynes	Not Green Belt	1.21		Yes	Yes	Yes	Yes	No	30		29
NLP268	Land adjacent to Derwent Lower School	Henlow	Henlow Camp	Not Green Belt	5.59		Yes	Yes	Yes	No	Yes	30		101
NLP469	RAF Henlow	Henlow	Lower Stondon and Henlow	Not Green Belt	222.68		Yes	Yes	Yes	No	Yes	varied - strategic		7000
NLP327	Land to the South West of the A5	Hockliffe	Hockliffe	Green Belt	4.25		Yes	Yes	Yes	Yes	No	30		77
NLP413/ ALP125	Land at Leighton Road, Hockliffe	Hockliffe	Hockliffe	Green Belt	0.99	ALP125	Yes	Yes	Yes	Yes	No	30		23
NLP538	A5 Watling Street, Hockliffe	Hockliffe	Hockliffe	Green Belt	1.74		Yes	Yes	Yes	Yes	No	30		41
ALP313	Land south of Houghton Conquest	Houghton Conquest	Houghton Conquest	Not Green Belt	2.99		Yes	Yes	Yes	Yes	No	30		54.00
NLP191/ ALP224	Wixams Southern Extension	Houghton Conquest	Houghton Conquest	Not Green Belt	68.00	ALP224	Yes	Yes	Yes	Yes	No	from Planning Application	Planning application for 650 units	650
ALP307	Bidwell Gospel Hall (Dell Mount)	Houghton Regis	Bidwell	Green Belt	0.78	N/A	Yes	Yes	Yes	No	Yes	40	Major Service Centre; in proximity of pp demonstrating higher density; Density of existing development.	25
NLP546	Land to the east of Houghton Regis	Houghton Regis		Green Belt	14.80		Yes	Yes	Yes	No	Yes	40	Major Service Centre; in proximity of pp demonstrating higher density; Density of existing development.	355
ALP003	Site adjoining Langford Lower School	Langford	Langford	Not Green Belt	0.60		Yes	Yes	Yes	Yes	No	30		14
ALP451	Home Field	Langford	Langford	Not Green Belt	1.93	N/A	Yes	Yes	Yes	Yes	No	30		28
NLP066/ ALP071/ ALP132	Thistle Hill Field	Langford	Langford	Not Green Belt	3.94	ALP132, ALP071	Yes	Yes	Yes	No	Yes	30	In proximity of pp demonstrating higher density.	70
NLP143	Land at Church Street, Langford	Langford	Langford	Not Green Belt	2.32		Yes	Yes	Yes	Yes	No	30		19
NLP144	Land off St Andrews Way Langford	Langford	Langford	Not Green Belt	1.27		Yes	Yes	Yes	Yes	No	30		36
NLP230	Bridge Field	Langford	Langford	Not Green Belt	3.70		Yes	Yes	Yes	Yes	No	30		67
NLP302	Land off Prospect Rd and Curneys Lane	Langford	Langford	Not Green Belt	3.57		Yes	Yes	Yes	Yes	No	30		64
NLP309	Church Street, Langford	Langford	Langford	Not Green Belt	3.54		Yes	Yes	Yes	Yes	No	30		48
ALP064/ NLP073	Northern Chamberlains Barn	Leighton Linlade	Leighton Linlade	Green Belt	7.29	NLP073	Yes	Yes	Yes	No	Yes	40	Major Service Centre (developer	175

Appendix B: List of new sites which fail assessment

ID	Site Name	Parish	Nearest Settlement	Green Belt	Submitted Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
										consultees highlight issues surrounding negative impacts on existing green corridors the sites importance as a rural buffer. Also the site is not within a flood zone but may hold flooding issues from the adjacent brook.
NLP481	Littlebury Fruit Farm	Stotfold	Stotfold	Not Green Belt	1.96		No			Site is poorly related to the settlement of Stotfold and detached from the settlement.
NLP531	Land at Fen End, Astwick Road	Stotfold	Stotfold	Not Green Belt	1.74		No			Site is currently use for employment
NLP536	Land North of Arlesey Road	Stotfold	Stotfold	Not Green Belt	4.51		No			Site is poorly related to the existing settlement of Stotfold.
ALP310	Brookmead Farm	Streatley	Sharpenhoe	Green Belt	6.04	NLP352	No			Site is 50% or more covered by the Chilterns AONB.
NLP224	Land at Sharpenhoe Road Streatley	Streatley	Streatley	Green Belt	0.26		No			Site would not accommodate ten dwellings or more. Site is 50% or more covered by the Chilterns AONB
NLP246	Land at east of the A6 (Barton Rd)	Streatley	Luton	Green Belt	20.00		No			Development of this site would cause substantial harm to the significance of the scheduled monument known as Dray's Ditches and would cause significant harm to the intrinsic character and beauty of the countryside, including the setting of the Chiltern's AONB. It is considered that the benefits of the development would not outweigh the identified harm. For the reasons outlined above it is considered that development within this site is not worthy of further consideration.
NLP247	Land at Whitehill Farm	Streatley	Streatley	Green Belt	37.65		No			Site is poorly related to Luton and detached from the settlement.
NLP352	Land off Harlington Rd	Streatley	Sharpenhoe	Green Belt	6.04	ALP310	No			Site is 50% or more covered by the Chilterns AONB.
ALP137	Hedgeside	Studham	Holywell	Green Belt	1.24		No			Site is 50% or more covered by the Chilterns AONB.
NLP225	Valley View Farm	Studham	Little Gaddesden	Green Belt	0.17	N/A				Site not assessed. Site proposes G&T accommodation.
NLP238	Between 41 & 55 Common Rd Studham	Studham	Studham	Green Belt	0.57		No			Site is 50% or more covered by the Chilterns AONB.
NLP254	Westhill Farm	Studham	Holywell	Green Belt	0.76	NLP277	No			Site is 50% or more covered by the Chilterns AONB.
NLP277	Land south of Holywell Rd adj to Dunstable Rd Holywell	Studham	Holywell	Green Belt	9.22		No			Site is 50% or more covered by the Chilterns AONB.
NLP354	Long Yard	Studham	Studham	Green Belt	7.27		No			Site is 50% or more covered by the Chilterns AONB.
NLP393	Land adjacent The Bells Cottages	Studham	Studham	Green Belt	0.52		No			Site is 50% or more covered by the Chilterns AONB.
ALP142	Land adjacent to Sundon Quarry	Sundon	Luton	Green Belt	49.97	N/A	No			Site is not well related to Luton and is detached from the settlement.
ALP168	The Willows	Sundon	Upper Sundon	Green Belt	0.52		No			Fail - Unsuitable for development. Unacceptable impact on landscape and biodiversity. Whilst ecological constraints could be overcome by lower density development, this would likely reduce the number of homes which could be delivered on site to under 10 dwellings.
ALP359	Former Coach Depot	Sundon	Sundon	Green Belt	0.06		No			Site would not accommodate ten dwellings or more.
ALP393	Land at Common Lane	Sundon	Upper Sundon	Green Belt	11.13	NLP267				Duplicate - see NLP277
NLP056	Land at Streatley Road	Sundon	Upper Sundon	Green Belt	3.49		No			Unsuitable - Not suitable for development. Would result in substantial harm to the significance of well-preserved medieval settlement earthworks relating to the hamlet of Upper Sundon. Allocation and development would destroy these earthworks and be contrary to para 135 of the NPPF.
NLP267	Land at Common Lane, Upper Sundon	Sundon	Upper Sundon	Green Belt	11.00	ALP393	No			Fail - Unsuitable for development. The site is considerable in size in comparison to Sundon and not well suited to the settlement. While a smaller portion could overcome this issue, development of site not acceptable per se due to landscape sensitivity. Indeed, site identified in Sundon Chiltern Arc and Sundon GI Parish Plan as key GI component / landscape buffer.
NLP322	Land east of Junction 11A and north of Vauxhall Plant	Sundon	Luton	Green Belt	74.29	NLP426	No			Development of the site will cause harm to the significance of the designated heritage asset, this being the Church of St. Mary, a Grade 1 listed building. It is not considered that the benefits of development of this site in isolation would outweigh the harm. Furthermore, development of this scale would not provide the local infrastructure that is required to support development in this location. In addition to the above, there are a

Appendix B: List of new sites which fail assessment

ID	Site Name	Parish	Nearest Settlement	Green Belt	Submitted Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP026	Land to the rear of Cotswold Business Park	Caddington	Caddington	Green Belt	1.70	NLP017	No			Poorly related to Caddington and detached from settlement.
ALP099	Land to rear of 74-116 Chaul End Road	Caddington	Caddington	Green Belt	1.41	ALP306	No			Poorly related back land development
ALP143	Land north west of Caddington	Caddington	Caddington	Green Belt	7.97	NLP148	No			Comments from consultees indicate issues in regard to its locality to the AONB and its potential impacts on this and the 'Folly Wood' County Wildlife Site. Furthermore there would be a significant impact on an area of ecological interest surrounding the CWS. The Caddington and Slip End's neighbourhood plan splits the site and highlights it as having both low and average suitability. The topography of the site is uneven. The site is therefore not worthy of further consideration.
ALP207	Land near Chaul End Road/A505/Caddington	Caddington	Luton	Green Belt	13.41	NLP174	No			Site is poorly related to Caddington or Luton and the M1 acts as a barrier separating the site from Luton, topography also acts as a barrier.
ALP261	Top Valley Lodge	Caddington	Luton	Green Belt	0.55		No			Poorly related to Caddington and detached from settlement.
ALP286	Land east of Chaul End Road	Caddington	Caddington	Green Belt	8.98	NLP436	No			site does not represent a logical extension to Caddington as it would extend the settlement in an unsustainable way.
ALP306	Land to the rear of 72-114 Chaul End Road	Caddington	Caddington	Green Belt	1.41	ALP099	No			Poorly related back land development
ALP455	Land at Dunstable Road	Caddington	Caddington	Green Belt	6.76	ALP455	No			Site is poorly related to Caddington and detached from the settlement.
NLP017	Land to the rear of, and including, Cotswold Business Park	Caddington	Caddington	Green Belt	4.14	ALP026	No			Site is poorly related to Caddington and detached from the settlement.
NLP148	Caddington Oaks	Caddington	Caddington	Green Belt	28.00	ALP143, NLP151	No			Site does not represent a logical extension to Caddington as it would extend the settlement in an unsustainable way.
NLP151	Land north west of Caddington	Caddington	Caddington	Green Belt	45.71	NLP148	No			Site is 50% or more covered by the Chilterns AONB.
NLP174	Inions Farm (Bushwood)	Caddington	Caddington	Green Belt	120.90		No			Unsuitable - coalescence with Luton
NLP217	Land off Chaul End Road	Caddington	Caddington	Green Belt	2.75		No			Site is 50% or more covered by the Chilterns AONB.
NLP339	Land off Dunstable Rd	Caddington	Caddington	Green Belt	2.51	ALP455	No			Poorly related to Caddington and detached from settlement.
NLP418	Land east of Chaul End Road	Caddington	Caddington	Green Belt	1.93		No			Site does not represent a logical extension to Caddington as it would extend the settlement in an unsustainable way.
NLP422	Land attached to Oakfield Farm/house	Caddington	Caddington	Green Belt	3.55	NLP436	No			Poorly related to Caddington and detached from the settlement.
NLP436	West of Luton	Caddington	Caddington, Slip End and Luton	Green Belt	338.2919		No			Not an appropriate location for development due to aircraft noise associated with Luton Airport. The objective in the Vision 2020-2050 (December 2016) is to use the existing runway and increase its capacity to around 50 movements per hour – potentially supporting 240,000 aircraft movements per year. This has the potential to further exacerbate noise issues on this site.
NLP493	Land next to Eversholt Beeches	Caddington	Caddington	Green Belt	0.13	N/A				Site not assessed. Site proposes G&T accommodation.
ALP287	Land north of Greenway	Campton and Chicksands	Campton	Not Green Belt	21.20		No			Impact on heritage assets near to the site, impact on historic form of village, limited services available in village, pastoral setting of site integral to character
ALP390	Land at Kiln Farm	Campton and Chicksands	Campton	Not Green Belt	0.64		No			The site is within a unique quality of land used for pasture and grazing, also the sites proximity on the edge of the settlement means that it lies in an area with very few large scale dwellings where any new development is likely to impact on their character, the lack of development opposite the site would make the site feel almost isolated. Services in Campton are very limited.
NLP083	Land on the south east side of Greenway Campton Rear site	Campton and Chicksands	Campton	Not Green Belt	29.25		No			The existence of the flood plain to the east of the site may present issues even to portions of the site outside of the flood zone. Given the extent of the flood zone and the sites impacts on the surrounding landscape, a portion would be necessary however an acceptable portion of the site cannot be situated in a position that would be of a logical extension to the settlement. The site will also impact on the openness of the area that provides the setting for the river to the East.
NLP349	Beadlow Park	Campton and Chicksands	Campton	Not Green Belt	117.97		No			The site is not suitable for development, there are landscape issues alongside ecological impacts and limited wider services available. The site

Appendix B: List of new sites which fail assessment

ID	Site Name	Parish	Nearest Settlement	Green Belt	Submitted Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
										the assessment under ALP418. In order to avoid double counting both this assessment and ALP418 it is considered that this site should not proceed for further assessment as a development of a greater scale that the portion referred to in assessment ALP418 is not worthy of further assessment.
NLP490	Land between Barton Road and A6, south of Yew Tree Close, Silsoe, and land between The Beeches and A6, south of Park Road	Silsoe	Silsoe	Not Green Belt	6.45	ALP165	No			Site is 50% or more covered by a Registered Park or Garden
NLP491	Northern portion of Area3 to rear of Taymer Nursing Home Barton Rd Silsoe	Silsoe	Silsoe	Not Green Belt	2.50		No			Site is poorly related to Silsoe and detached from the settlement.
ALP069	Land at Front Street and New Street	Slip End	Slip End	Green Belt	1.62		No			Fail - unsuitable for development. Development would result in loss of allotments for which developer has made no provision for on this site. Information provided by the promoter indicates that Allotments could be provided on NLP227, please see fail reasons below.
ALP110	Prebendal Farm	Slip End	Slip End	Green Belt	0.44			No		Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP111	Land fronting Woodside Road	Slip End	Woodside Caravan Park	Green Belt	0.30	NLP240	No			Site would not accommodate ten dwellings or more.
NLP227	Land at Slip End	Slip End	Slip End	Green Belt	17.80		No			Unsuitable - Visual coalescence and relationship to settlement
NLP240	Former Woodside Allotments	Slip End	Slip End	Green Belt	1.22	ALP110	No			Unsuitable - Poorly related, very isolated.
NLP284	Land at Slip End	Slip End	Slip End/Pepperstock	Green Belt	2.36		No			Site would cause coalescence in Green Belt between Slip End and Pepperstock. It is not appropriate to take forward only a portion of this because the area is small and would still cause coalescence.
NLP380	Land off Front Street and Half Moon Lane	Slip End	Slip End	Green Belt	6.78	NLP386	No			Site would cause coalescence in Green Belt between Slip End and Pepperstock, it is not considered that taking forward only a portion of the site would address this issue.
NLP386	Land adjacent to 90 Front Street, Slip End, Luton	Slip End	Slip End	Green Belt	6.51	NLP380	No			Site would cause coalescence in Green Belt between Slip End and Pepperstock, it is not considered that taking forward only a portion of the site would address this issue.
ALP340	Land south of Southill Road	Southill	Broom	Not Green Belt	1.14	ALP340, NLP357	No			Site is poorly related to Broom and detached from settlement.
ALP422	Land north of Bancroft Avenue	Southill	Broom	Not Green Belt	2.27	NLP516				Duplicate - see NLP516
NLP086	Land to the North of Southill Rd, Broom	Southill	Broom	Not Green Belt	6.94		No			The site would extend the settlement westwards resulting in under developed parcels between the settlement envelope and the new development. The proposal would also have an adverse impact on landscape, affecting the gateway to the village as well as impacting on the setting of Broom Hall to the south east of the site. The site is also located immediately adjacent to Broom quarry to the east
NLP357	Land south of Broom	Southill	Broom	Not Green Belt	21.00		No			The site has a poor relationship with Broom due to its size and scale.
NLP358	Land at Broom Farm	Southill	Broom	Not Green Belt	1.14	NLP358, NLP357	No			Site is poorly related to Broom and detached from settlement.
NLP359	Land south of Southill Rd	Southill	Broom	Not Green Belt	1.17	NLP357	No			Poorly related to residential form, impact on heritage assets, very few services available in Southill and site too small to provide opportunities, impact on linear character
NLP516 / ALP422	Land at north of Bancroft Avenue, Broom	Southill	Broom	Not Green Belt	2.22	ALP422	No			The site is Grade 1 agricultural land and no suitable alternative on less essential agricultural land can be identified within the settlement. There are very few services available in the settlement and this site is not large enough to provide any new services.
NLP517	Land at Manor Farm, Broom	Southill	Broom	Not Green Belt	3.30	NLP521	No			Site is poorly related to Broom and detached from settlement.

Appendix A: List of new sites which pass assessment

ID	Site Name	Parish	Nearest Settlement	Green Belt	Revised Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Deliverable	Developable	Approximate density	Justification for deviation if >30dph	Approximate capacity
													suggests developable area of 7.29ha)	
NLP049	Land north of Soulbury Rd	Leighton Linlade	Leighton Linlade	Green Belt	1.73		Yes	Yes	Yes	Yes	No	40	Major Service Centre	55
NLP464/ALP090	The Chiltern-Hunt Land	Leighton Linlade	Leighton Linlade	Green Belt	5.74	ALP400	Yes	Yes	Yes	No	Yes	40	Major Service Centre; in proximity of pp demonstrating higher density.	138
NLP370	Marston Valley	Lidlington	Lidlington and Marston Moretaine	Not Green Belt	587.58		Yes	Yes	Yes	Yes	No	varied - strategic		5000
NLP054	Land at Marston Moretaine and Lower Shelton	Marston Moretaine	Lower Shelton	Not Green Belt	185.39		Yes	Yes	Yes	Yes	No	varied-strategic		2000
NLP199	Wood End Lane	Marston Moretaine	Marston Moretaine	Not Green Belt	3.51		Yes	Yes	Yes	Yes	No	30		63
ALP051	Land north of Clophill Road	Maulden	Maulden/Clophill	Not Green Belt	0.74		Yes	Yes	Yes	Yes	No	from Planning Application		25
ALP116	Land between 129A and 131 Clophill Road	Maulden	Maulden/Clophill	Not Green Belt	0.70		Yes	Yes	Yes	Yes	No	from Planning Application		21
NLP253	Land fronting Silsoe Rd Maulden	Maulden	Maulden	Not Green Belt	2.37		Yes	Yes	Yes	Yes	No	30		39
ALP210	Land at Shefford Road	Meppershall	Meppershall	Not Green Belt	0.80	NLP095; ALP211	Yes	Yes	Yes	Yes	No	30		18
NLP095/ALP211	Land to rear of Stocken House	Meppershall	Meppershall	Not Green Belt	7.68	ALP211	Yes	Yes	Yes	Yes	No	30		100
NLP096	Wren Park	Meppershall	Meppershall	Not Green Belt	1.10		Yes	Yes	Yes	Yes	No	30		35
NLP237	Land at 32 Shefford Road (Bandland Nursery)	Meppershall	Meppershall	Not Green Belt	3.04		Yes	Yes	Yes	Yes	No	30		55
NLP282	Stondon Rd Nurseries	Meppershall	Meppershall	Not Green Belt	1.97		Yes	Yes	Yes	Yes	No	30		25
NLP283	Shefford Rd Meppershall	Meppershall	Meppershall	Not Green Belt	5.64		Yes	Yes	Yes	Yes	No	30		54
NLP313	Land at Bury Farm	Meppershall	Meppershall	Not Green Belt	0.42		Yes	Yes	Yes	Yes	No	30		11
NLP286/ ALP180	Land adj to Park Rd /Bedford Rd (A603)	Moggerhanger	Moggerhanger	Not Green Belt	1.45	ALP180	Yes	Yes	Yes	Yes	No	30		30
NLP305/ NLP159	Land east of Park Rd, Moggerhanger	Moggerhanger	Moggerhanger	Not Green Belt	1.88	NLP159	Yes	Yes	Yes	Yes	No	30		45
NLP065	Land off Biggleswade Rd	Northill	Upper Caldecote	Not Green Belt	1.64		Yes	Yes	Yes	Yes	No	30		40
NLP207	Land at Thorncote Rd Northill (Close Field)	Northill	Northill	Not Green Belt	0.86		Yes	Yes	Yes	Yes	No	30		21
NLP478/ ALP398	The Pound, Upper Caldecote	Northill	Upper Caldecote	Not Green Belt	1.74	ALP398	Yes	Yes	Yes	Yes	No	30		33
ALP217	Land north of Sandy Road	Potton	Potton	Not Green Belt	2.57	NLP186	Yes	Yes	Yes	Yes	No	30		46
ALP465	6b Sutton Road	Potton	Potton	Not Green Belt	4.16	ALP199	Yes	Yes	Yes	Yes	No	30		75
NLP170	Land off Everton Rd Potton	Potton	Potton	Not Green Belt	1.05		Yes	Yes	Yes	Yes	No	30		25
NLP347	Land at rear of Everton Rd	Potton	Potton	Not Green Belt	2.64	N/A	Yes	Yes	Yes	Yes	No	30		31
NLP542	One Acre Field, Sandy Road	Potton	Potton	Not Green Belt	0.44		Yes	Yes	Yes	Yes	No	30		12
NLP373	Line Field	Shefford	Shefford	Not Green Belt	9.20		Yes	Yes	Yes	Yes	No	30		72
ALP167/ NLP188	Land to the south and east of High Road	Shillington	Shillington	Not Green Belt	2.33	NLP188	Yes	Yes	Yes	Yes	No	30		42
NLP167	Land south of Markyate Road	Slip End	Slip End	Green Belt	6.86		Yes	Yes	Yes	No	Yes	30		108

Appendix B: List of new sites which fail assessment

ID	Site Name	Parish	Nearest Settlement	Green Belt	Submitted Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP202	Land at Horseshoe Farm	Cranfield	Bourne End	Not Green Belt	1.23		No			Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
NLP215	Land at Boxhedge Farm	Cranfield	Bourne End	Not Green Belt	6.50	N/A				Site not assessed. Site proposes employment uses.
NLP260	Land at Wharley Farm	Cranfield	Cranfield (uni)	Not Green Belt	14.65	ALP188	No			Site is poorly related to the existing settlement of Cranfield itself, although it is well located to the university this is not a suitable location for a housing allocation.
NLP261	Land at Broad Green Farm	Cranfield	Cranfield	Not Green Belt	4.51	ALP185	No			The site is not suitable for allocation because it is adjacent to a Scheduled Ancient Monument. In addition to this the parish plan identifies an aspiration for allotments on this site and it is not clear how access could be achieved for this site. There is also a potential impact on farmland species and an Ordinary Watercourse is present so further flood modelling would be required.
NLP266	Land situated between Crawley Road and Bourne End Road	Cranfield	Cranfield	Not Green Belt	9.25	ALP135	No			Development of this site would extend Cranfield into what is currently open countryside. This area is currently rural in nature and development of this site would represent urbanisation of this rural fringe. There has also been a great deal of unplanned and planned development approved in Cranfield recently and further sizeable development here could result in an unsustainable level of demand on infrastructure. It is also considered that a residential development of this scale would not be ideal considering the proximity of the site to the airfield. Due to the large number of sites which the Council has had submitted, at this stage it is not considered necessary to take forward sites such as this which would present noise issues for residents and may also present constraints for the Cranfield Airport in the future if it wished to expand businesses operations.
NLP293	Cranfield University Campus and Airport	Cranfield	Cranfield	Not Green Belt	238.4707126	N/A				Site not assessed. Site proposes employment uses.
NLP315	East End Farm	Cranfield	Cranfield	Not Green Belt	4.60	ALP109 NLP104				Duplicate - see ALP109
NLP394	Land west of Mill Road, Cranfield	Cranfield	Cranfield	Not Green Belt	9.94		No			The sites proximity to the airfield makes it inappropriate for residential development; when considering the large amount of sites which the Council has found available it is not considered necessary to take forward sites such as this which would present noise issues for residents and may also present constraints for the Cranfield Airport in the future if it wished to expand businesses operations.. It is also not suitable in landscape terms because it forms an important spatial plateau. Mitigation would also be required for archaeology and there may be a potential impact on farmland species.
NLP417	Stilliters Farm, Moulsoe Road, Cranfield	Cranfield	Cranfield	Not Green Belt	2.07		No			Site is poorly related to Cranfield and detached from settlement.
NLP486	Land at Cranfield Airport	Cranfield	Cranfield	Not Green Belt	27.90		No			The sites proximity to the airfield makes it inappropriate for residential development; when considering the large amount of sites which the Council has found available it is not considered necessary to take forward sites such as this which would present noise issues for residents and may also present constraints for the Cranfield Airport in the future if it wished to expand businesses operations. It is also not suitable in landscape terms because it forms an important spatial plateau. Mitigation would also be required for archaeology and there may be a potential impact on ecology.
NLP527	Land off Bedford Road, Cranfield	Cranfield	Cranfield	Not Green Belt	5.01	None	No			Site is poorly related to Cranfield and detached from settlement.
ALP164	Land at Frenchs Avenue	Dunstable	Houghton Regis	Green Belt	4.26	N/A	No			Substantial harm to the setting of Maiden Bower Iron Age Hillfort and Neolithic Causeway Enclosure - a Scheduled Monument.
ALP468	Allotments at West Street	Dunstable	Dunstable	Green Belt	2.98	NLP193		No		Ownership issues identified
NLP025	Meadway Allotments (Part of)	Dunstable	Dunstable	Not Green Belt	0.27		No			Site would not accommodate ten dwellings or more.

Appendix B: List of new sites which fail assessment

ID	Site Name	Parish	Nearest Settlement	Green Belt	Submitted Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP187	Land at Mill Lane, Houghton Conquest	Houghton Conquest	Houghton Conquest	Not Green Belt	0.47			No		Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP196	Land off and rear of Bedford Road	Houghton Conquest	Houghton Conquest	Not Green Belt	3.45	NLP156		No		Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP197	Land on south east corner of Chapel End Road and London Lane	Houghton Conquest	Houghton Conquest	Not Green Belt	1.31			No		Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP198	Land rear of Village Farm	Houghton Conquest	Houghton Conquest	Not Green Belt	0.65		No			Site is poorly related to Houghton Conquest and detached from the settlement.
ALP224	Wixams Southern Extension	Houghton Conquest	Houghton Conquest	Not Green Belt	68.00	NLP191				Duplicate - see NLP191
ALP233	Land north of Chapel End Road	Houghton Conquest	Houghton Conquest	Not Green Belt	8.38			No		Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP283	Land off Mill Lane	Houghton Conquest	Houghton Conquest	Not Green Belt	4.18	ALP005	No			Site would cause coalescence between Houghton Conquest and the permitted development at Wixams. It is not considered that taking forward only a portion of the site would address this issue
ALP314	Land north and south of The Grove	Houghton Conquest	Houghton Conquest	Not Green Belt	2.55		No			On balance, the site is considered unsuitable for development due to the sites poor relationship with the settlement and its impact on the landscape.
ALP350	Road Farm	Houghton Conquest	How End	Not Green Belt	4.01		No			Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
ALP352	Road Farm (2)	Houghton Conquest	How End	Not Green Belt	1.45		No			Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
NLP070	Camel	Houghton Conquest	Houghton Conquest	Not Green Belt	137.27		No			The site has a poor relationship with Houghton Conquest and causes coalescence between Houghton Conquest and Stewartby.
NLP071	Quest North	Houghton Conquest	Houghton Conquest	Not Green Belt	9.86	ALP065	No			Site is 50% or more within Flood Zones 2 and 3.
NLP156	Land off Bedford Rd and Rear of Duck End Close	Houghton Conquest	Houghton Conquest	Not Green Belt	2.62	ALP196		No		Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP304	Quest Pit	Houghton Conquest	Standalone	Not Green Belt	62.18	N/A				Site not assessed. Site proposes employment uses.
NLP371	Land south of Wixams	Houghton Conquest	Houghton Conquest	Not Green Belt	66.00			No		Site is already a residential allocation
ALP144	North West Dunstable	Houghton Regis	Dunstable	Green Belt	44.03	NLP306	No			Comments from consultees indicate the issues with the site regarding the scheduled monument that is of very high value to Central Bedfordshire and would be negatively impacted upon by any development. Furthermore, the open setting of the area that provides onset onto the AONB and historical uniqueness of this would be lost. Thus the site is not worthy of further assessment.
ALP253	The Stables	Houghton Regis	Bidwell	Green Belt	1.98	ALP260, NLP345				Duplicate - Site is being considered as part of the larger submission ALP260
ALP254	The Gate	Houghton Regis	Bidwell	Green Belt	3.75	ALP260, ALP481				Duplicate - Site is being considered as part of the larger submission ALP261
ALP255	The Orchard	Houghton Regis	Bidwell	Green Belt	0.85	ALP260, NLP40				Duplicate - Site is being considered as part of the larger submission ALP262
ALP256	The Field	Houghton Regis	Bidwell	Green Belt	1.52	ALP260, NLP346				Duplicate - Site is being considered as part of the larger submission ALP263
ALP257	The Turn	Houghton Regis	Bidwell	Green Belt	1.54	ALP260				Duplicate - Site is being considered as part of the larger submission ALP264
ALP258	Land north off proposed A5-M1 link Road	Houghton Regis	Bidwell	Green Belt	2.97	ALP260				Site not assessed. Site proposes employment uses.

Appendix B: List of new sites which fail assessment

ID	Site Name	Parish	Nearest Settlement	Green Belt	Submitted Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP038	Land on north side of Dunstable Road, West of Badgers Gate	Dunstable	Dunstable	Green Belt	4.68	NLP432	No			Development of this site would cause visual coalescence with Totternhoe, and there are topography issues.
NLP046	Unit 1 French's Avenue	Dunstable	Dunstable	Not Green Belt	0.13		No			Site would not accommodate ten dwellings or more.
NLP116	Land at Mentmore Crescent	Dunstable	Dunstable	Green Belt	4.72		No			Site is 50% or more covered by the Chilterns AONB.
NLP192	Pedralbes Land	Dunstable	Dunstable	Green Belt	1.19			No		Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP193	Land at West Street	Dunstable	Dunstable	Green Belt	2.98			No		Ownership issues identified
NLP275	Land off Whipsnade Rd	Dunstable	Dunstable	Green Belt	0.83		No			Site is poorly related to Dunstable and detached from the settlement.
NLP341	Phoenix Park/ former Dukeminster Trading Estate	Dunstable	Dunstable	Not Green Belt	5.04			No		Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP438	Jockey Farm	Dunstable	Dunstable	Green Belt	0.83	N/A				Site not assessed. Site proposes G&T accommodation.
NLP498	Dunstable Health Centre	Dunstable	Dunstable	Not Green Belt	0.22		No			Site would not accommodate ten dwellings or more.
NLP539	Land West of Tring Road	Dunstable	Dunstable	Green Belt	7.1641		No			Topography issues, visual coalescence with Totternhoe, highly visible from Dunstable Downs
ALP323	Land to the south of Biggleswade	Dunton	Dunton	Not Green Belt	1.56		No			Site has a poor relationship with Dunton and would respect the settlement pattern and character of the village. In landscape terms there is a need to retain the rural land between the roundabout and the village and to limit the linear extension of development.
ALP324	Land to the south of Biggleswade Road and to the west of Springfield	Dunton	Dunton	Not Green Belt	1.54	NLP047	No			The site is back-land development and would have an adverse impact on the settlement pattern of Dunton and the site would have an adverse impact on the landscape due to the visible and exposed open vale.
NLP047	Land south of Biggleswade Rd	Dunton	Dunton	Not Green Belt	1.94	ALP324	No			Based on an overall consideration using planning balance the site is not considered suitable. The following issues have been identified: the site is back-land development and would have an adverse impact on the settlement pattern of Dunton and the site would have an adverse impact on the landscape due to the visible and exposed open vale.
NLP530	Newton Grove Farm, Sutton Road, Dunton	Dunton	Dunton	Not Green Belt	45.3698		No			Based on an overall consideration using planning balance the site is not considered suitable. The following issues have been identified: the site is not well related to Dunton, the impact on the adjoining SAM and impact on the exposed and elevated site.
ALP072	Land off Totternhoe Road & The Rye	Eaton Bray	Eaton Bray	Green Belt	5.71		No			Comments from consultees the sites negative impact on the vale landscape that has a great deal of archaeological interest and would impact on the historically built environment. The area is rich in old orchards and would likely impact upon species present in the area. The is therefore not worthy of further consideration.
ALP103	Land to the rear of Bower Lane	Eaton Bray	Eaton Bray	Green Belt	8.07		No			Fail - Unsuitable - Although site has some potential for development, it is considered that is unsuitable on landscape grounds. Open pastoral vale landscape with views across and to from elevated scarps/AONB. Effective mitigation cannot be achieved in keeping with landscape character.
ALP192	Land adjacent to 25-57 Bower Lane	Eaton Bray	Eaton Bray	Green Belt	0.57		No			Impact on GI. Not able to accommodate 10 dwellings alongside constraints and improvement/enhancement of HPI orchard
ALP423	Land east of Northall Road	Eaton Bray	Eaton Bray	Green Belt	15.86		No			Impact on archaeology
ALP464	Westrope Brothers	Eaton Bray	Eaton Bray	Green Belt	1.03		No			Site is poorly related
ALP478	Doolittle Meadow Farm	Eaton Bray	Eaton Bray	Green Belt	8.37		No			Site is poorly related to Eaton Bray and is detached from the settlement.
NLP013	Land at Park Lane, Eaton Bray	Eaton Bray	Eaton Bray	Green Belt	1.42		No			Impact on archaeology and landscape.
NLP204	Land at Eaton Bray	Eaton Bray	Eaton Bray	Green Belt	20.29		No			Impact on Archaeology: site abuts a Scheduled Monument
NLP250	Bower Lane, Eaton Bray	Eaton Bray	Eaton Bray	Green Belt	2.12		No			Site is poorly related

Appendix B: List of new sites which fail assessment

ID	Site Name	Parish	Nearest Settlement	Green Belt	Submitted Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP259	Land west of Bedford Road	Houghton Regis	Bidwell	Green Belt	4.63	NLP132, ALP260				Duplicate - Site is being considered as part of the larger submission ALP264
ALP260	The Bidwell Vision	Houghton Regis	Bidwell	Green Belt	15.13	NLP132, ALP259, ALP253, NLP345, ALP481, NLP334, ALP257, NLP346, NLP135, ALP254, ALP256, ALP432, NLP024	No			Site is not suitable for development as parts of this site have been allocated as Green Infrastructure as part of the wider North Houghton Regis Allocation/ Planning Application. There are also potential flood issues.
ALP299	Land west of Coopers Way	Houghton Regis	Houghton Regis	Green Belt	1.19	NLP274		No		Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP380	Land at the east side of Houghton Road	Houghton Regis	Houghton Regis	Green Belt	0.93	N/A	No			Site does not represent a logical extension to Houghton Regis as it would extend the settlement in an unsustainable way.
ALP432	Highfield Barn	Houghton Regis	Bidwell	Green Belt	0.87	ALP260				Is being considered as part of the larger submission ALP260
ALP481	Land off Bedford Road	Houghton Regis	Bidwell	Green Belt	2.24	ALP260, ALP254				Is being considered as part of the larger submission ALP260
NLP024	The Bungalow	Houghton Regis	Bidwell	Green Belt	1.07	ALP260, ALP256				Is being considered as part of the larger submission ALP260
NLP040	The Orchard	Houghton Regis	Bidwell	Green Belt	0.85	ALP260, ALP255				Is being considered as part of the larger submission ALP260
NLP132	Land west of Bedford Rd,	Houghton Regis	Bidwell	Green Belt	4.62	ALP260, ALP259		No		Site is not considered to be available because the site already has planning permission for the Green Space as part of a wider development and therefore is not eligible for allocation.
NLP257	Houghton Regis North	Houghton Regis	Houghton Regis	Green Belt	261.9793551	N/A		No		Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP274	Land west of Coopers Way	Houghton Regis	Houghton Regis	Green Belt	1.00	ALP299	No			Unsuitable - Site situated to the west of Houghton Regis, would act as essential existing GI network for the extension as well.
NLP285	Oakwell Park	Houghton Regis	Houghton Regis	Green Belt	6.78			No		Site is not considered to be available because the site already included in the North Houghton Regis Masterplan.
NLP306	Totternhoe	Houghton Regis	Dunstable	Green Belt	19.30	ALP144	No			Unsuitable due to Archaeology, contains important Scheduled Monument.
NLP334	The Gates	Houghton Regis	Bidwell	Green Belt	4.21	ALP260, ALP254				Is being considered as part of the larger submission ALP260
NLP344	Land at Windsor Drive	Houghton Regis	Houghton Regis	Not Green Belt	4.73		No			Site designated "Large Recreation Space" with natural linkages into the adjacent Parkside Recreation Ground. Nearby Sandringham Drive Recreation space has already been affected by the new Woodside Link dual carriageway, so this makes this area of recreational space even more valuable. Population growth from the nearby HRN1&2 will also have a significant impact on demand.
NLP345	Bidwell Farm House	Houghton Regis	Bidwell	Green Belt	1.88	ALP260, ALP253				Is being considered as part of the larger submission ALP260
NLP346	Bedford Road	Houghton Regis	Houghton Regis	Green Belt	2.58	N/A				Is being considered as part of the larger submission ALP260
NLP015	Rook Tree Business Park	Hulcote and Salford	Salford	Not Green Belt	1.21		No			Site is poorly related to Salford and detached from the settlement.
NLP190	East of M1	Hulcote and Salford	Hulcote, Salford and Milton Keynes	Not Green Belt	708.92		No			It is considered that development of this site would form substantial urban sprawl from Milton Keynes over the M1 motorway which forms a physical containment of that Settlement. It is considered that the harm caused by

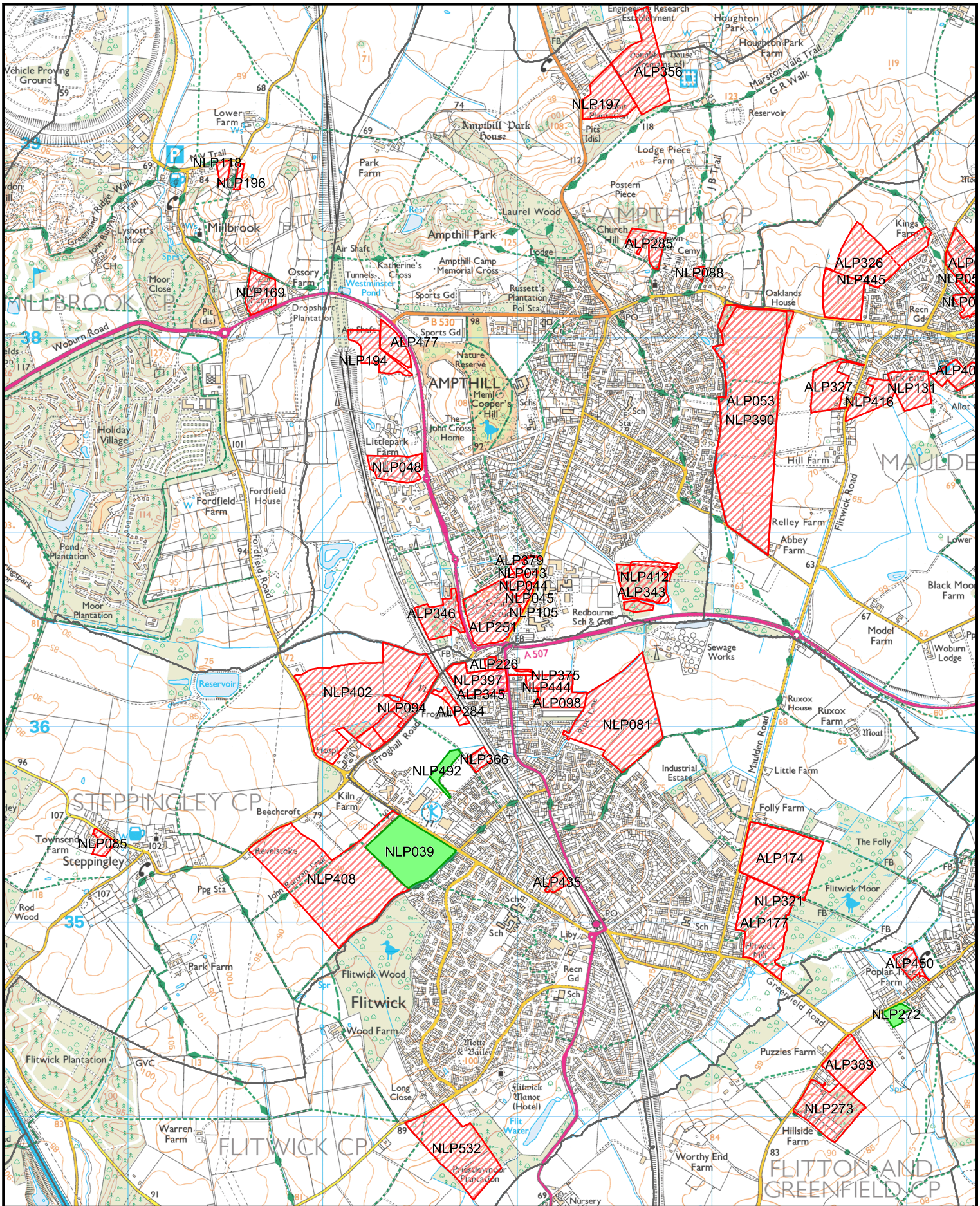
Appendix B: List of new sites which fail assessment

ID	Site Name	Parish	Nearest Settlement	Green Belt	Submitted Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP078	Land to rear of 55-56 Luton Road	Toddington	Toddington	Green Belt	0.07		No			Site would not accommodate ten dwellings or more.
ALP086	Middle Lakes	Toddington	Toddington	Green Belt	2.83	NLP184				Duplicate - see ALP086
ALP091	Land at 117 Leighton Road	Toddington	Toddington	Green Belt	1.45		No			Site is not well related to Toddington.
ALP118	Land to the south of A5120	Toddington	Toddington	Green Belt	3.20	N/A				Site not assessed. Site proposes employment uses.
ALP146	Old Park Farm	Toddington	Standalone	Green Belt	135.25	N/A				Site not assessed. Site proposes employment uses.
ALP160	Land at Drop Short Farm	Toddington	Toddington	Green Belt	5.60		No			The site has a poor relationship with Toddington and is separated from the village.
ALP189	Land off Dunstable Road	Toddington	Toddington	Green Belt	14.50	NLP348		No		A landowner is not intent to develop
ALP193	Briarmed Farm	Toddington	Toddington	Green Belt	2.03		No			Site is not well related to Toddington.
ALP227	Crowbush Farm	Toddington	Toddington	Green Belt	32.90	NLP453		No		A landowner is not intent to develop
NLP002	Land near Griffin Farm	Toddington	Toddington	Green Belt	51.24		No			The site has a poor relationship with Toddington.
NLP032	Land at Leighton Road, Toddington	Toddington	Toddington	Green Belt	3.13		No			Site is poorly related to Toddington and detached from the settlement.
NLP041	Longview Long Lane	Toddington	Toddington	Green Belt	1.88		No			The site has a poor relationship with Toddington.
NLP069	Land north of Station Road (Adj to Tanners End)	Toddington	Toddington	Green Belt	0.90		No			The impact of the development on the landscape due to the elevated site, impact on ecological assets as the site contains parkland habitats and the site lies in the setting of a Scheduled Monument and other listed buildings.
NLP152	Land to the south east of Leighton Rd Toddington	Toddington	Toddington	Green Belt	0.71					Duplicate - see NLP405
NLP153	Land to the south east of Leighton Rd Toddington	Toddington	Toddington	Green Belt	2.12					Duplicate - see NLP405
NLP184	Middle Lakes	Toddington	Toddington	Green Belt	2.83	ALP086				Duplicate - see NLP405
NLP294	Land lying to the east of Luton Road	Toddington	Toddington	Green Belt	0.44	NLP138	No			The site is not well related to Toddington and the landscape impact as the site is exposed and elevated.
NLP348	Fairview Farm	Toddington	Toddington	Green Belt	14.57	ALP189		No		A landowner is not intent to develop
NLP374	Land east of M1 J12	Toddington	Toddington	Green Belt	4.89	N/A				Site not assessed. Site proposes employment uses.
NLP376	Land west of M1 and south of Harlington Rd	Toddington	Toddington	Green Belt	6.23	N/A				Site not assessed. Site proposes employment uses.
NLP378	Land at Leighton Rd Toddington	Toddington	Toddington	Green Belt	9.30			No		A landowner is not intent to develop
NLP410	Land south of Harlington Road, east of Toddington village	Toddington	Toddington	Green Belt	14.07		No			The site has a poor relationship with Toddington.
NLP443	Land at Old Park Farm	Toddington	Standalone	Green Belt	111.35	N/A				Site not assessed. Site proposes employment uses.
NLP453	Land between Luton Rd - Dunstable Rd including Crowbush Farm	Toddington	Toddington	Green Belt	34.51	ALP227		No		A landowner is not intent to develop
NLP454	Land to rear of Station Rd and adjacent to Long Lane	Toddington	Toddington	Green Belt	4.58		No			The impact of the site on the landscape as the site is elevated and has a strong rural landscape character and the impact of the development on the character of Toddington in this area. The site also lies in the setting of a Scheduled Monument in addition to impacts on ecological assets on site.
ALP128	Leys Farm/ Lea Farm	Totternhoe	Totternhoe	Green Belt	1.54		No			Site does not represent a logical extension to Totternhoe as it would extend the settlement in an unsustainable way.
NLP117	Fossey's Farm	Totternhoe	Totternhoe	Green Belt	0.26		No			Site would not accommodate ten dwellings or more.
NLP120	165a Castle Hill Road	Totternhoe	Totternhoe	Green Belt	1.10		No			Fail - poorly related
NLP432	Land at Tring Road, Dunstable	Totternhoe	Totternhoe	Green Belt	81.96	NLP038	No			Site would cause coalescence in the Green Belt between Totternhoe and Dunstable, it is not considered that taking forward only a portion of the site would address this issue.
NLP526	Church End Farm, Totternhoe	Totternhoe	Totternhoe	Green Belt	6.37		No			Fail - Character and setting of settlement. Illogical extension of village.
ALP175	Bunyan Site	Westoning	Westoning	Green Belt	0.67		No			It is not well related to the existing settlement and is severely constrained by proximity to the railway.
ALP316	Land south of Westoning	Westoning	Westoning	Green Belt	27.62		No			Site is poorly related to Westoning and detached from the settlement.
ALP330	Land at London End	Woburn	Woburn	Green Belt	1.24		No			Fail - Character and setting of historic park and garden.
ALP332	Land off Leighton Street (1)	Woburn	Woburn	Green Belt	1.86		No			Fail - Not suitable. Development would result in loss of rising pastoral

Appendix C: SHLAA Maps

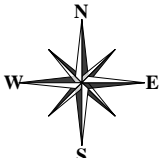
List of SHLAA Maps

1. Arlesey, Fairfield and Stotfold
2. Aspley Guise
3. Barton le Clay
4. Biggleswade
5. Blunham and Moggerhanger
6. Caddington & Slip End
7. Chalton, Sundon and Streatley
8. Clophill, Campton and Chicksands
9. Cranfield
10. Dunstable
11. Eaton Bray and Totternhoe
12. Eggington, Hockliffe, Stanbridge, Tilsworth and Chalgrave
13. Gravenhurst and Shillington
14. Haynes
15. Heath and Reach
16. Houghton Conquest
17. Houghton Regis
18. Hulcote & Salford and Brogborough
19. Hyde
20. Kensworth
21. Langford
22. Leighton Linlade, Billington and Stanbridge
23. Lidlington and Ridgmont
24. Marston Moretaine, Upper and Lower Shelton
25. Maulden, Flitton & Greenfield, Pulloxhill and Maulden
26. Millbrook, Ampthill, Steppingley and Flitwick
27. Northill
28. Potton
29. Sandy
30. Southill, Old Warden and Upper Caldecote
31. Stondon, Meppershall, Shefford, Clifton and Henlow
32. Streatley
33. Studham
34. Sutton, Dunton and Eyeworth
35. Tempsford and Everton
36. Toddington
37. Westoning & Harlington
38. Woburn, Eversholt, Tingrith and Milton Bryan
39. Wrestlingworth



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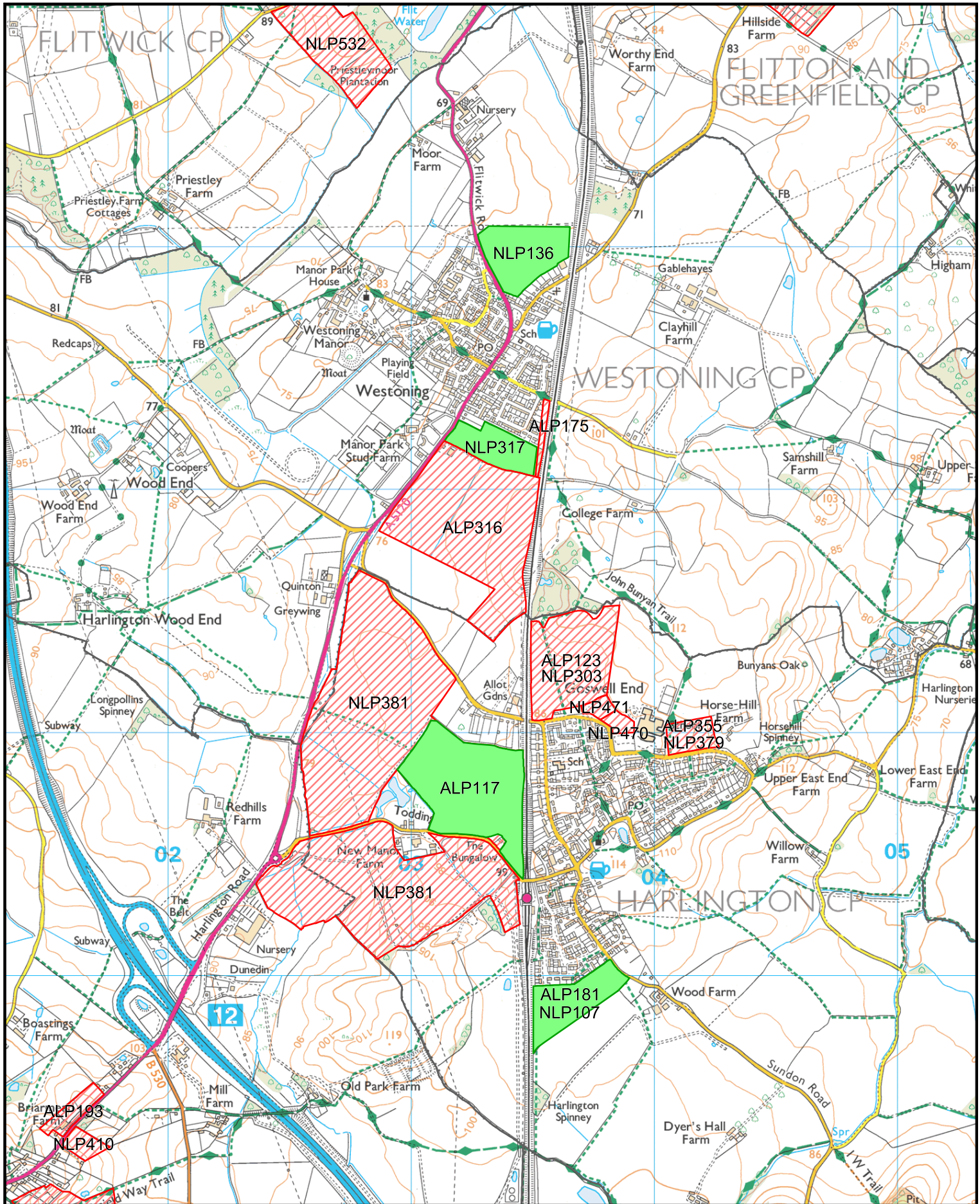


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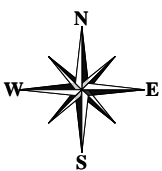
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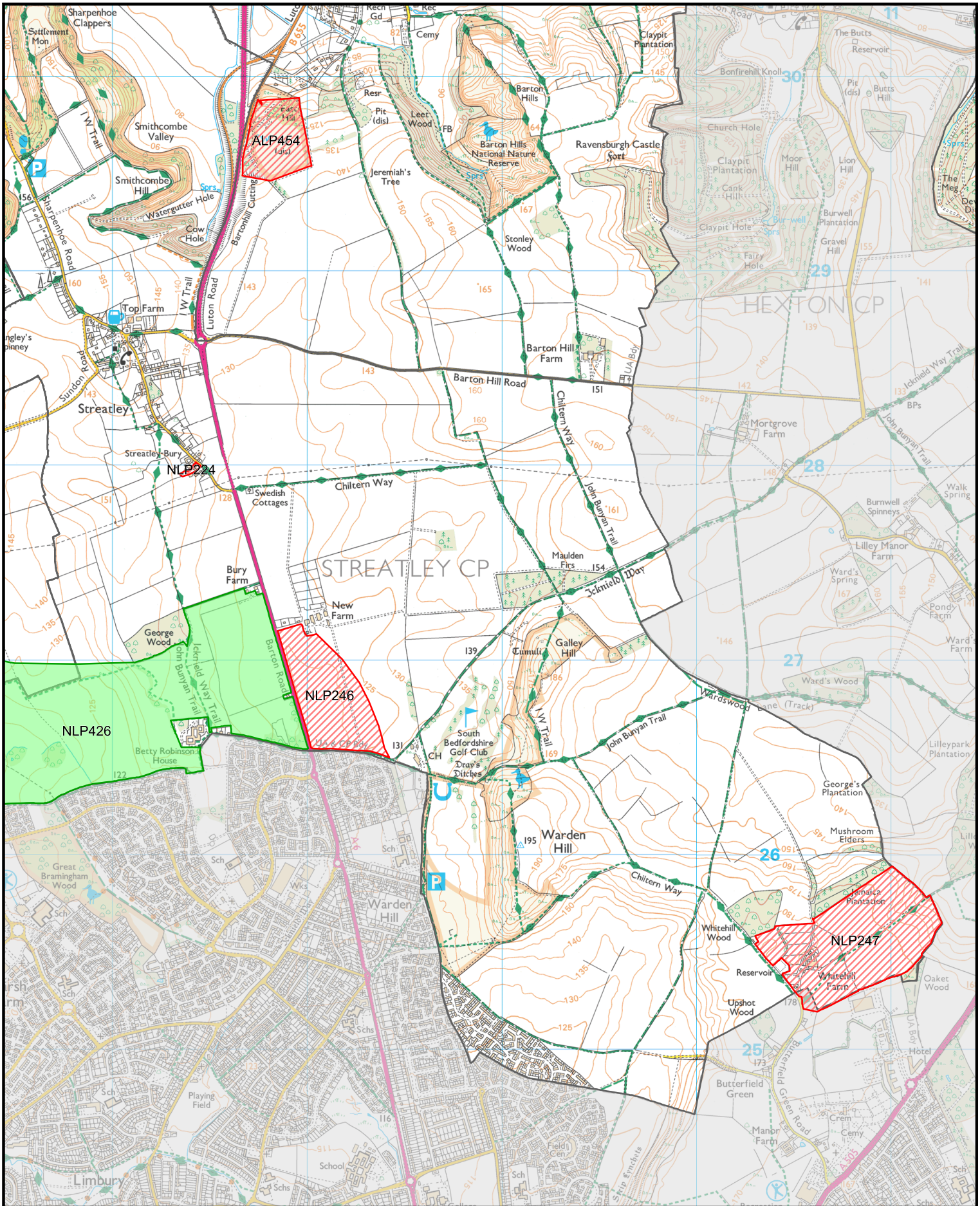


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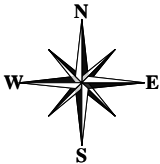
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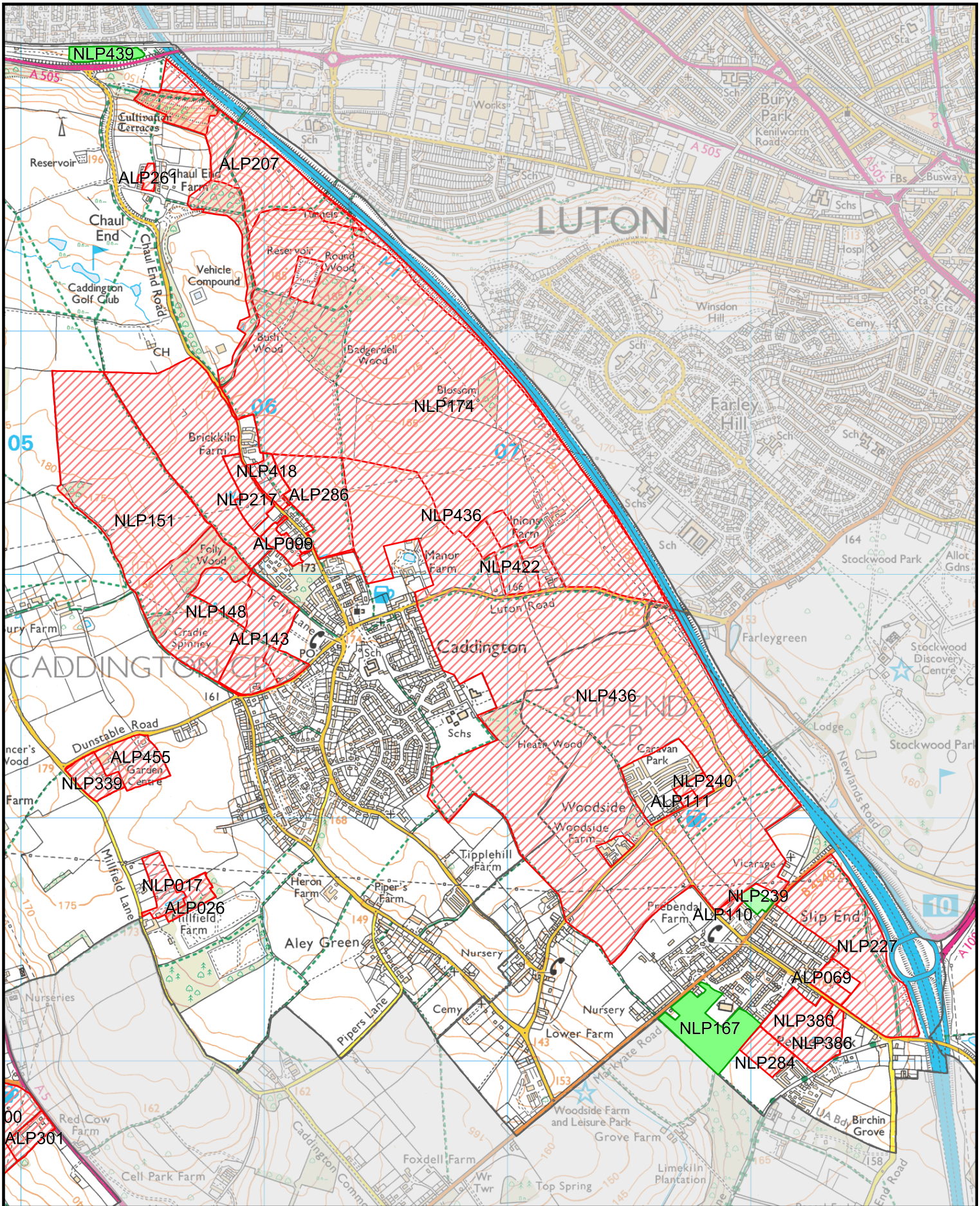


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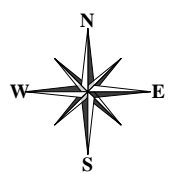
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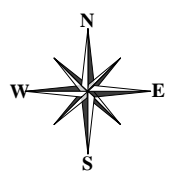
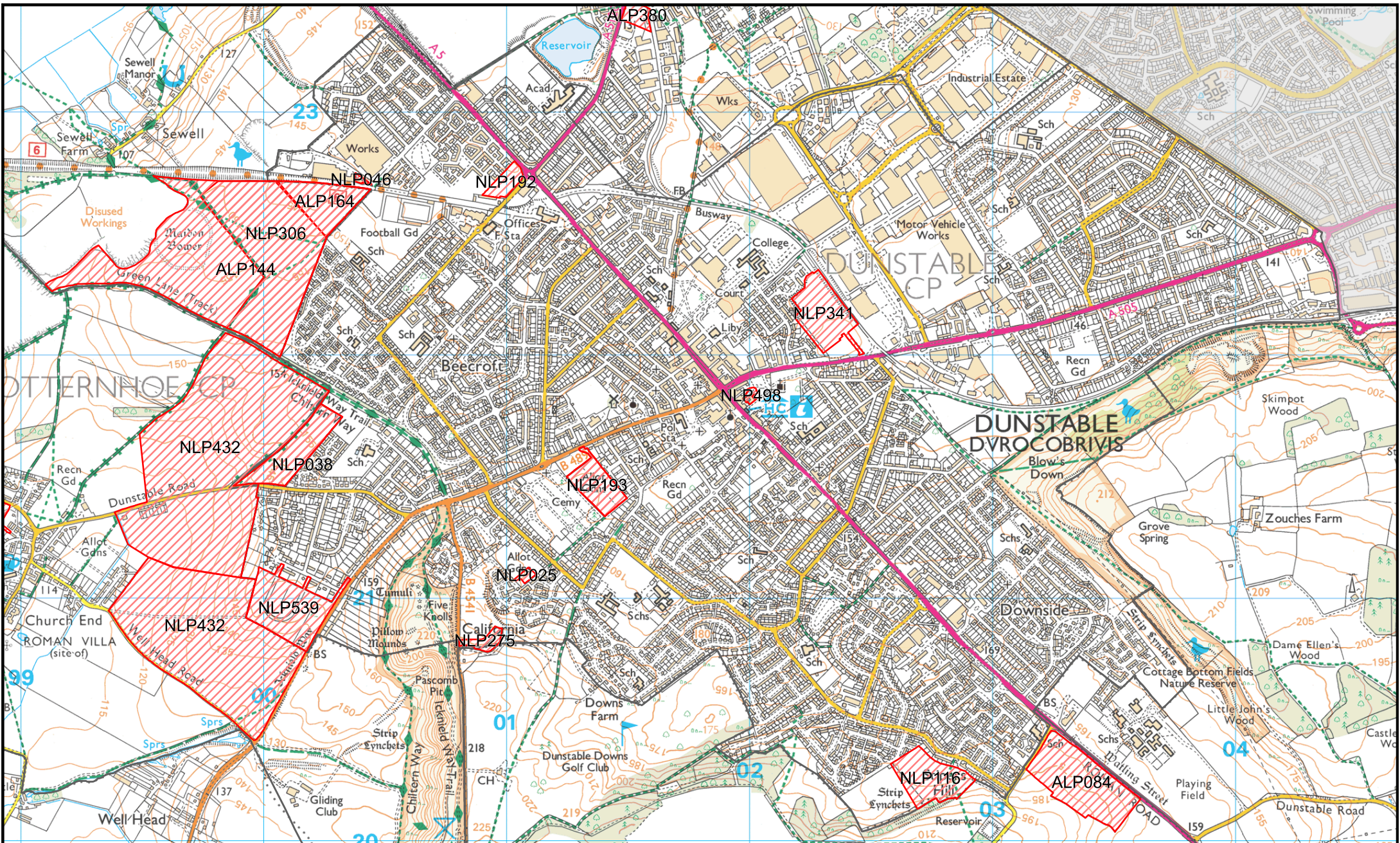


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